

Forest Hills Improvement Association, Inc.
Minutes of Board Meeting
March 15, 2025, 9:00 am
Held at Pool Cabana

Directors present: Barbara Bass, Mike Patterson, Bob Vote, Pierre Lognion and Caren Evans. Dan Spurlock was absent. Various property owners were also present at the meeting. Bob Vote was designated to keep minutes for the meeting. The Agenda for the meeting is attached.

Minutes of October 26, 2024 Board meeting were read. Motion to approve was by Bob Vote and seconded by Mike Patterson. The October 26, 2024 Board minutes were approved by all Board members present.

Next business was a review of the final financial statements of 2024 by Caren Evans. The actual expenses came in below budget for 2024. The status of financial accounts for calendar year of 2025 was also presented. Various financial statements were presented including the amount of dues collected thus far for 2025 and the remaining dues yet to be collected. The new budget for 2025 was discussed as noted below:

Budget review and discussion of pool repairs required. Barbara Bass will contact DETEC to check voltage adequacy of power for lights in pool, which have been inconsistent since certain DETEC repairs in the neighborhood. It is also time to repaint the pool. There was a discussion regarding the logistics of scheduling draining, power washing and painting of the pool. The goal of having the pool open in time for the Annual Meeting was discussed and everything depends on the timing of the weather.

Discussion related to sewage line repairs by Brookeland Fresh Water District. Barbara and Randall (property owner) are scheduled to meet with and point out to BFWD the problems since new sewer lines were installed in Sections 2&3. Mike Patterson will also attend the meeting with BFWD.

Next budget items discussed was the replacement of pool furniture which has worn out. Barbara Bass and Caren Evans were charged to inspect the furniture and replace some of the furniture according to the budget.

Next budget item discussed was the subject of stump (and tree) removal for Association property. Pierre Lognion will explore rates for stump removal.

Next budget item discussed was the back Tennis Courts and funds available for repair. It was generally agreed that \$2500 should be set aside this year and each subsequent year until enough funds have been accumulated for repair of back tennis courts. Pierre Lognion will investigate the cost of repairing the tennis court surface. There was also a discussion of cleaning up the area from the sewer repair using the area for storage during the times of repair

Forest Hills Improvement Association, Inc.
Board Meeting Minutes
March 15, 2025 @ 9:00 a.m.
Pool Cabana

Next budget item discussed was repair and maintenance budget for the pool. Pierre Lognion will investigate the cost of repainting the pool.

Next business was the architectural review. Eric and Michelle Van Natter were granted a building permit to build a house the last quarter of 2024. They have since applied for a new building permit and the new permit is currently under review.

Next business was the discussion of the 2025 Forest Hills Annual Meeting. It was noted that the deadline for applications for candidates for the two open director positions would be March 26, 2025 at 5:00 pm. Election rules were reviewed and notice deadlines discussed.

Next business was a discussion of disclosure of Association financial information on the Forest Hills website. It was generally agreed that such information should not be published on the internet due to public access to the site but could be disclosed to property association members at the Annual Meeting, and upon request per the Bylaws.

TK Lacey then talked to the board about her items of concern and they were discussed. Such items including, but not limited to, pickle board removable lines would be allowed on the tennis courts as long as they were removed when finished playing; lights around the pool area fencing; TK Lacey offering to paint the sign at the entrance of the neighborhood.

Motion to adjourn the meeting was made by Bob Vote, seconded by Mike Patterson and agreed by all Board members present.

Meeting adjourned at 10:55 am