

Forest Hills Improvement Association, Inc.
Minutes of Board Meeting
October 26, 2024 @ 8:30 am
Held at Pool Cabana

Directors present: Barbara Bass, Mike Patterson, Bob Vote and Pierre Lognion. There were various property owners present at the meeting. Bob Vote was designated to keep minutes for the meeting. The Amended Agenda is attached to these minutes.

Board Minutes read and approved for meetings of Board held April 27 and April 29, 2024.

Next business was the nomination of replacement to serve the remaining term of the board position vacated by Marissa Gray. Barbara Bass nominated Caren Evans for the opening. There were no other nominations and after consideration and discussion of the nominee's qualifications, Caren Evans was unanimously elected to serve the remaining term of the board seat vacated by Marissa Gray.

Next business was the nomination of replacement to serve the remaining term of the board position vacated by Dennis Fikes. Bob Vote nominated Dan Spurlock for the opening. There were no other nominations and after consideration and discussion of the nominee's qualifications, Dan Spurlock was unanimously elected to serve the remaining term of the board seat vacated by Dennis Fikes.

Next business was Treasurers report which was provided by Caren Evans. The report summarized the current status of the bank account and of projected expenses and income for 2024. See 2024 Financial Outlook and spreadsheet attached to these minutes. It was noted that the budget provides for maintaining a \$15,000 emergency fund for storm cleanup on association property and other similar expenditures. A discussion was held by the board on whether that amount was appropriate. After discussion, a motion was made by Bob Vote and seconded by Mike Patterson to continue to maintain \$15,000 in the emergency fund. The motion passed unanimously. Mike Patterson brought up possibly separating the Emergency Fund from the operating account to possibly invest in an account that will make more interest. Other discussions were also held regarding how to spend any additional surplus funds in 2024 and 2025. The general view was that we would have necessary repair and maintenance items related to the pool and adjacent tennis court that would have some priority for those funds but that they would be considered further when repairs were proposed. The Board also discussed that Invoices for 2025 association dues are planned to be sent to property owners the first week of December, 2024. Due date for payment will be January 15, 2025, after which a late fee will be charged unless special arrangements have been made for payment. There is a discount available if payment is made on or before December 31, 2024.

Discussion regarding the actual cost of POA insurance cost is more than triple the amount that was budgeted. The higher cost was due to the insurance company changing our industry category, which had apparently been miscategorized all the prior years. Liability insurance for the board was also discussed and approved. The Board unanimously voted to continue the insurance for the remainder of the term, which expires in April of 2025. The Board will continue to explore insurance options.

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Next business was Architectural Committee report by Eddie Bass. Two permits were requested and approved in 2024. One for adding concrete to a driveway (Mr. Best) and the other to enclose a back porch (Mr. Deaver).

Next business concerned changes being made to comply with the Texas statute regarding property owner associations. Caren Evans reported on the new Forest Hills website and email address. She noted that all future notices of meetings and other association news would be posted on the website. Notices for meetings will also be posted at the pool bulletin board and sent to property owners by email if an email address has been provided to the association by the property owner. It is the property owner's responsibility to provide correct email addresses.

Property owners present were offered time to make comments at the meeting. Randall Miller and his wife reported their problems with the sewer replacement near their house. They are smelling sewer gas and wanted advice and requested the POA to assist them. Dan Spurlock stated he had a contact and would get with Randall to help try to solve the problem.

Motion was made by Bob Vote to adjourn the meeting and seconded by Dan Spurlock and unanimously approved by the Board.

Meeting adjourned at approximately 10:30am.