

Forest Lake Village
HOA Board Meeting Minutes
4/23/24

The president, Jan Flynn, called the meeting to order at 6:04pm. The following were in attendance: Jan Flynn, Bob Edge, Van Murphy, Kathy Mattox, Roger Smith, Rodney Burnett (via Zoom), Joshua Shannon, Loraine Piro and County Commissioner Jeff Wooten. Absent was Carolyn Nations.

Minutes from the February 13, 2024 meeting were reviewed. Bob Edge motioned that we approve, Joshua Shannon seconded the motion. Motion passed. Minutes were added to the website repository.

The board will be sending flowers to Jan Sprague-Williams. John's memorial will be held 4/27/24 at 10am at eh Milledgeville Methodist Church. John will truly be missed. He was an asset to this board for many years.

Jan addressed Jeff regarding several things this HOA is doing that the county should be managing.

- The RIR status was discussed, We asked about a permanent change to the Short Term Rental (STR) application at the county that would reflect Forest Lake Village having restrictive covenants to prevent STR's. It was verified that this change is already in place.
- We inquired as to whether there is a specific number to call or if we should call the Sheriff's office to report STR issues that need immediate attention. Jeff Wooten will investigate and get back to Jan.
- We lodged a complaint about the condition of many of the roads in FLV. A number have pot holes that need attention, the roads aren't clearly marked (no side striping which makes it hard to see at night), etc. We want to know how we get prioritized to get some of these road maintenance issues addressed. Jeff indicated there is little that can be done for the damage caused by large trucks and especially waste management due to the low bond amount they have.
- We have Sign Problems around the neighborhood which range from missing signs, to illegible signs (not up to code), etc. Jeff Wooten will look into that as these are safety issues.
- County is clearing the Right of Way – FLV HOA is having to pay landscape guys to clear these areas regularly as they are road hazards and restrict walking through areas in the neighborhood. Jeff will arrange for a walk through with Jan, Rodney, and Paul.
- There was discussion on 104 Pecan Point and the nature of it's condition. It is an eye sore and has caused one neighbor to lose a home sale. Jan asked for help identifying contact info for Daniel Barber as a good address only exists in the Tax office but they won't give it to us. Jeff recommended we contact the Tax Commissioner to seek his help in this as Code Enforcement doesn't even have a way to reach the owner. Jan will continue to pursue a resolution for this issue.
- Jan will talk to Cedric at Code Enforcement about the house at the entrance storing construction equipment. It isn't supposed to be allowed since this is a residential neighborhood.

Loraine gave a Treasurer's report. \$2747.26 checking, Escrow \$15,643.32. Only 46 of 192 owners have paid CPM fees this year.

Secretary Report – Kathy reported that the minutes for the last three years have been added to the website. Jan wants us to start a case file system to keep documentation for various cases of problems we have in the neighborhood that are brought to the board. Rodney was asked to set up a cloud file to

store documents. Google drive will be used to store documents long term. Jan wants Legacy files to capture the history of all kinds of decisions that have been made.

We next addressed the transition of John's activities. Loraine has taken over the landscape maintenance, Rodney will chair the Architectural Improvement committee and empty the trash at the Kiosk. Jane will manage the Christmas decorations at the entrance. The cameras at the Kiosk will be managed by Van. A 2nd camera at the boat ramp will be installed by Josh & Van.

We discussed the quote Josh received from Mount Vernon Insurance to cover Liability insurance, \$2976.48 per year. Van motioned that we purchase this insurance, Roger seconded that motion. The motion passed.

We discussed some of the recent vandalism at the boar ramp. This prompted the installation of a 2nd camera. Jan would like a new sign with more information on it. She will also check with Tommy regarding a previous lawsuit about use of the boat ramp. Our plan is to change the code January 1st when dues go up and the code will be provided only when CPM fees are paid.

Currently planning a combination fall Cleanup/Community Day. Josh will schedule this event.

If we establish WIX payment capability, we will publish the Fall Newsletter with information about the fees associated with using the credit card online for payments along with the increase in CPM fees beginning 2025.

Van is going to check with Tommy about contacts for the property at the entrance to discuss falling trees.

The next meeting is set for August 6, 2024 at 6pm. Van motioned to adjourn, Bob seconded. Motion passed and meeting was adjourned at 8:34pm.

Respectfully submitted,

Kathy Mattox
Secretary