

**FOREST PARK HOMEOWNERS ASSOCIATION**  
**Annual Meeting Minutes**  
**November 3, 2010**

Meeting was called to order by President Josh Walker at 7:00 pm. 7 people were in attendance and 10 proxies were submitted.

Minutes of previous meeting were read and accepted.

Old Business:

**Charge Interest of 10%:** Article G Section 1 allows 10% interest to be charged on delinquent property dues. It was undecided if the board will do this and will be revisited during the year.

**Community Watch:** Set up

**Increase in Dues:** It was discussed that no increase will be made for 2010 but the issue will be revisited during the 2010 meeting if collections do not get better.

**Architectural Control Committee:** The board will operate as the committee

**Lawn Maintenance:** Top Cut was renewed for \$510/month to do lawn maintenance of common areas after discussions finding new proposals.

**Election of Officers:** President and Treasurer were reelected. Cheryl Langley was voted in as Secretary. Jeanne Crockett was reelected as the 1 Year Board Member. Other board members were renewed last year. 2-Year Trustee is up in 2010 and 3-Year Trustee is up in 2011. Cheryl Langley also volunteered to do the newsletter in place of Jeanne Crockett

New Business:

**Increase of Dues/Delinquent Dues:** Dues will remain at \$60 for 2011 and involves will no longer be mailed to non-rental properties. Invoices will be mailed to non-rentals that are more than two years in arrears. Janet Hershey will talk with a lawyer about sending letters to owners who are three years or more in arrears. (*Letters were mailed in December 2011*)

**Management Company:** The management company proposal from Management Services was reviewed and rejected at this time due to price. Issue will be revisited if there are no volunteers for board members.

**Future of HOA:** The board will talk with a lawyer about what can and can not be done with the HOA. (Addition, Subtraction to Amendments, possible dissolution and its

effects, what other avenues can be taken) A meeting will be held in March or April to discuss. *(This has been postponed at this time, no meeting will be held)*

**Stray Animals/Animals in General:** Animal complaints are down. If you see a stray, call Animal Control. Talk with neighbor if you have a complaint about an animal and then talk with Animal Control/NBPD if problem persists.

**Discussion of Articles:**

Article B Section 4: One vote per lot owned regardless of how many owners

Article E Section 2(a) allows for a 10% increase in dues each year without a vote of the homeowner's. Article E Section 2(b) allows for a greater increase with 2/3 of the homeowner's voting in person or by proxy.

Article J: Architectural Committee permission: Board will act per last year's meeting

Article L Section 8: No campers, boats, RVs allowed to be kept in area

Article L Section 13 No noxious or offensive behavior which may become annoyances or nuisances. (dogs, car speakers) Noise dealt with by city ordinance.

Article L Section 16: No satellite dishes or radio antennas without permission of committee. This refers to older satellites, smaller satellites are ok as long as they are kept up and out of sight as much as possible.

**Lawn Maintenance:** Top Cut was renewed for \$510/month to do lawn maintenance of common areas.

**Election of Officers:** President and Treasurer were not filled; current officers will act in these positions until replacements are found. Cheryl Snow (Langley) was reelected as Secretary, Jeanne Crockett was reelected as the 1 Year trustee and Ira Fraiser was reelected as 2 Year trustee (Term to 2012) 3-Year Trustee is up in 2011. JJ Caddle was reelected as head of landscaping.

Meeting was adjourned at 8:15