

Fern Forest Community Association, Inc.

Minutes of a Meeting of the Board of Directors

September 7, 2019

Present: Caroline Frazier, Leslie Miles, Mike Muench, Kenneth (Imi) Gryde and Linda Wagner

Call to Order: Meeting called to order at 10:20 a.m. by President Caroline Frazier. A quorum was present. Secretary Leslie Miles recorded the minutes.

Approval of Minutes:

Leslie read the minutes from the 6/29/19 and 8/10/19 meetings.

2019/09/07-1: Mike motioned to accept the minutes from both meetings. All in favor. Motion approved.

The 8/10/19 Nominating and Elections Committee meeting were read.

2019/09/07-2: Caroline motioned to accept the minutes from both meetings. All in favor. Motion approved.

Caroline stated that Todd Shaefer who had earlier requested possible employment by the FFCA had failed to show up for a scheduled interview. A second person also did not show up so was notified that their services were no longer needed by the FFCA.

Financials: Mike reviewed the financials with approximately \$122,000.00 in the bank.

2019/09/07-3: Imi motioned to accept the financial report. 2nd by Linda. All in favor. Motion approved.

Caroline reviewed that she would be following up with Filiesha as to whether the letter had been sent to the lot owners on Kilinahe regarding removing the numerous vehicles in the easements.

Raising the Roads dues and late fees was discussed. Board preferred not to raise the dues, however felt it might be necessary due to the legal fees. Proposed increase in late fees to \$10.00 per quarter for each year they are delinquent. Lot owners can arrange a payment plan with Ken Ah Lo to avoid incurring late fees.

2019/09/07-4: Imi motioned to raise the late fees to \$10.00 per cycle/quarter per year and for Mike to talk to Ken Ah Lo about Roads dues increase and proposed raising by \$10.00 pending Ken Ah Lo's recommendation. 2nd by Mike. All in favor. Motion approved.

The possibility of a Legal Fee Special Assessment was discussed should additional lawsuits occur. Board felt that could be discussed if and when necessary.

Linda had to leave at 11:30 a.m. for another engagement.

Caroline stated that she wants pot holes filled as soon as possible rather than waiting for a “whole sweep” of the subdivision. Mike suggested we talk to Ken Otriz to get that plan going.

Caroline stated that Nelson Rego had submitted a quote on replacing the Quonset hut doors and tracks which was \$7,600.00. This was substantially lower than the previous bid from Cornerstone Welding and included all work and equipment needed.

2019/09/07-5: Imi motioned to approve Nelson to start work on the Quonset hut tracks and doors. 2nd by Leslie. All in favor. Motion approved.

Caroline stated we do need road signs put up because there are some roads with no signs. Mike said we can start working on putting the signs up.

2019/09/07-6: Caroline motioned to adjourn as all business was concluded. 2nd Leslie. All in favor. 0 opposed. Meeting adjourned at 11:45 a.m.

Typed and submitted by Leslie Miles, Secretary