

**FERN FOREST COMMUNITY ASSOCIATION**  
**Minutes for Board Meet March 24, 2024**

President calls meeting called to order at 2:12pm

**ATTENDING BOARD/INTRODUCTION OF BOARD:**

Melissa Fletcher, President

Darren Callistro, Treasurer Pro Tem

Leslie Leber, Secretary Pro Tem

*Approval of February minutes were voted on and approved via e-vote, details below.*

**REPORTS:**

- **Treasurer's Report**
- Summary of January Financial Report
  - Income this month: \$88,995. YTD: \$281,460
  - Expenses: this month: \$19,991. YTD: \$43,430
  - Balance YTD: \$277,117

*Darren motions to approve the Financials. Leslie 2nds. No further discussion, All in Favor. Motion carries.*

- Present Proposed Budget

*Darren motions to approve the 2024 proposed budget. Leslie 2nds. No further discussion, All in Favor. Motion carries.*

- **President's Report**
  - Several Community Clean Up volunteers have been identified. Ron Costa, the DeLorms, and Margeurite all sent information on how to navigate getting free tipping fees for clean-up dates. Currently we are hoping to be able to launch a clean-up in May. We've got 2 large trucks and 2 pick-up trucks, 2 pieces of equipment that can help (tractor and an excavator) and about 5 volunteers. More hands the better!
  - Insurances have been or are poised to be renewed for FFCA board, properties, and equipment. All votes and necessary paperwork/payments complete.
  - Tax Engagement letters for '22 and '23 were accepted via e-vote and are lined up, being worked on now.
  - Stop sign replacements have all been dug, sleeves set, and will be finishing up being set this week.
  - Road name sign replacements have been ordered, proofed, paid for, and now we are just awaiting their delivery.
  - All billing for MRMA fees is now completed. Due date/late fees apply after March, so be sure to get those in if you haven't. We have seen many send

out their payments in a timely manner, thank you to all who have. If you haven't, please do either by mailing a check or money order, or using the convenient on-line method found on the website.

#### ● **Roads Report**

- We're starting back at Leila now, all side roads that weren't done last round will be included as we make our way through the subdivision.
- We ordered two new blades for the LeeBoy
- All areas of easement that could be done with the tractor mower attachment have been completed.
- Complaints of some significant washout areas or areas with large ponding have been addressed.
- Members are encouraged to follow the protocols given on the website, in the newsletter and pinned to the top of the community FB page and **CALL IN ANY ABANDONED VEHICLE!** Please call us and share the location and police report number so that we can help with follow up!

#### **OLD BUSINESS:**

- New Road Signs – Ordered.
- Stop Signs – completing this week.
- Taxes – Begun.
- Egress door cut into container – Done and paid.
- Sign and Community Bulletin Board for FFCA Road's Lot - No Updates.
- Port-a-potty – work to begin in April.
- Insurance for Equipment – Done.

#### **SUBCOMMITTEE REPORTS:**

- Capital Improvements (Melissa, Leslie)
  - Quonset hut bids are next on our target.
  - County permits are still routing for meter replacement at Quonset hut. Melissa followed up again last week and also launched a bid for the work once permit is through (Note that the vote was made last year to proceed with Mattos Electric in obtaining the permit and completing the work).
- Legal Subcommittee (Melissa)
  - Discussions of how to deal with people who are writing the board saying that Mac (a misled previous board member) is saying that road dues are not mandatory.
  - **Note:** This is absolutely false and has been put to legal opinion multiple times, always with the same conclusion. Anyone can verify this information by looking up Civil No. 87-519, Declaratory Judgement April 10, 1991, Fern Forest Association vs Polynesian Investment Company Limited, Et Al. This resulted in a final, Declaratory Judgement that made it mandatory for all lot owners in the FF

subdivision to pay a nominal annual fee to the legal association, the FFCA, per the bylaws, so that the association could keep the roads passable for all owners.

- Website Subcommittee (Melissa)
  - Financials and Minutes are all up to date now on the site.
- Equipment Subcommittee (Melissa and Darren)
  - Nothing to report.
- Identifying Community Issues (Leslie and Darren)
  - Need to catch up on this report and get to Office Manager so that she can submit report numbers and issue areas for future meetings on a monthly basis.

#### **NEW BUSINESS:**

#### **EVOTES SINCE LAST MEET:**

- *2/27/24 Melissa motions to approve Ells' summary of labor/additional material costs required to install replacement Stop Signs/Posts per bid. Darren 2<sup>nd</sup>. No further discussion. All in Favor, motion carries.*
- *2/21/24 Melissa motions to approve the quote for road name signs needing to be replaced. Materials only. Darren 2<sup>nds</sup>. No discussion. All in favor. Motion carries.*
- *2/21 Darren motions to approve February minutes, Melissa 2<sup>nds</sup>. No discussion, all in favor, motion carries.*
- *3/5/24 Melissa motions to approve the quote from MNM for street sign connectors @ \$115.18 for 10. Leslie 2<sup>nd</sup>, no further discussion. All in favor, motion carries.*
- *3/5/24 Melissa motions to approve purchase of 2 new blades from Allied Machinery. Darren 2<sup>nd</sup>. No discussion. All in favor, motion carries. \$1325.95*
- *3/17/24 Melissa motions to accept the proposals for '22 and '23 tax preparation by Carboneros and launch work as soon as they are able. Leslie 2<sup>nd</sup>. No discussion. All in favor, motion carries.*

#### **MOTIONS THIS SESSION:**

- *Darren motions to approve the Financials. Leslie 2<sup>nds</sup>. No further discussion, All in favor, motion carries.*
- *Darren motions to approve the 2024 proposed budget. Leslie 2<sup>nds</sup>. No further discussion, All in Favor, motion carries.*
- *Melissa moves to name Leslie Leber as Secretary and Darren Calistro as Treasurer until/if such decent replacements can be found. DCCA filing will be amended on this basis. Darren 2<sup>nds</sup>. No further discussion. All in favor, motion carries.*
- *Melissa motions to adjourn. Darren 2<sup>nd</sup>. No further discussion, All in favor, motion carries. Meeting is adjourned at 3:15pm*

**OPEN DISCUSSION PERIOD**

**ADJOURNMENT**

- \_\_\_\_\_ motions to adjourn at \_\_\_\_\_