



FERN FOREST COMMUNITY ASSOCIATION
Minutes for Annual Members Meet
December 3rd, 2024

President calls meeting called to order @ 2:10pm

Member Quorum Check – No Member Quorum (must be 20 minimum, 10 attending including board), No board quorum (must be 3 minimum, 2 board attending). President notes that this will be an informational meet only. No votes can take place due to lack of quorum, but information can be given and election results can be delivered.

ATTENDING BOARD/INTRODUCTION OF BOARD:

Melissa Fletcher, President

Leslie Leber, Secretary (absent)

Darren Calistro, Treasurer

APPROVAL OF 2023 MINUTES:

- Vote by members cannot be completed due to lack of quorum. New board members can approve minutes so that they can be posted for members and these will be brought forward at next Annual Members Meet for member review, along with these minutes.

REPORTS:

- **Treasurer's Report – 2024 through October.**
 - Total income through October: \$394,175
 - Total Expenses for Admin: \$35,329
 - Professional and Legal: \$65,216
 - Facility Repairs/Maintenance, FFCA bills (taxes, road fees, utilities): \$39,956
 - Total Roads Material, Hauling and Contract Services, Equipment maintenance, insurances: \$224,467.00
 - Net income: \$32,207
 - Other income (Interest, donations, late fees): \$8,649.00
 - Other expenses (Bad debt, foreclosures, tax sales): \$997
 - Balance: \$39,859

- **President's Report**
 - It has been another year of positive movements forward. Necessary stop signs were replaced, next year we have replacement road signs going up.
 - LeeBoy Grader has taken a bit to get into full swing, new blades and tires and mis-orders from suppliers on those created a lot of down time for that machine, but the Kubota filled in the gaps.

- Maintenance phase 1 is nearly complete. The electric meter was finally approved through county permitting and inspections just passed. We'll be finishing up the last of the phase 1 quonset work in the next month or two and then moving toward bidding process for interior, phase 2 work; removing badly molded interiors, redoing the two bathrooms, adding exterior lighting.
 - We are working through tax work to become 501c4, that will be done in time for next fiscal year taxes.
 - All taxes are current.
- **Roads Report**
 - Roads reports/plans can be found monthly on the website.
 - We got hit with 2 damaging storms here late in the year, but we're catching up.
 - Easements will be on the plan again soon, once we catch up on roads.
 - Machines are working well, we just got a new bucket for the Kubota and completed the reinforcement welding.
 - Quotes are underway to rework portions of certain roads that were never done correctly for road base. That 'blue rock' base prevents good drainage and work by the LeeBoy.
 - Leila will be reclaimed next week with new gravel coming shortly after that.
 - All lower roads are repaired from recent flooding, after Leila we'll get to upper roads for those repairs.

ELECTION RESULTS (Provided and verified by League of Women Voters):

142 Ballots received, 4 Ballots voided. 138 Ballots counted, 414 votes counted.

- Leslie Leber: 132
- Paula Waleau: 119

Write ins:

- Gray...?: 1
- Hannah Hedrick: 1
- Mac Castillo: 3
- Matt Luera: 3

OPEN DISCUSSION:

- Regarding putting up signs a month before meet at various spots to inform people of meet date/time/location. Currently it is shared on the website, social media platforms, and in the Newsletter that is mailed to all members.
- Regarding adding mention on the ballot of the requirement that candidates, including write-ins, receive 50% +1 of ballots in order to be automatically given any remaining open positions (state law that does pertain to community elections unless community bylaws state differently, which ours do not).

- Regarding budget procedures; how that works, questions of when member input and board votes occur. January or February of each year, with newly appointed board, is when proposed annual budgets are typically reviewed. By March of each year, at the latest, the annual budget should be approved and 'in play'. Members wanting to provide input should plan to attend January and February meetings, at the least.

MEMBER MOTIONS:

- Lack of quorum prevents valid member motions, none were proposed.

ADJOURNMENT:

- Adjournment at 2:55pm.