

**FOREST PARK PROPERTY OWNER'S ASSOCIATION  
GENERAL MEMBERSHIP MEETING  
December 16, 2010**

The meeting was called to order by President, Becky Conrad at 7:00 p.m. followed by the Pledge of Allegiance to the Flag.

Becky Conrad read a letter written by Nick Emery announcing his resignation from the Board of Directors.

Becky Conrad asked if there were any new members attending the meeting. No new members this month.

**Documented attendance is 82.**

Becky Conrad called for the collection of vote forms used to either approve or deny the 2011 Budget.

Roll call by Sharon Goudy, Secretary.

**Officers**

Becky Conrad, President	Present
Lee Fisher, 1 <sup>st</sup> VP	Excused
Jan Orlando, 2 <sup>nd</sup> VP	Present
John Wright, Treasurer	Present
Sharon Goudy, Secretary	Present

**Directors**

Jim Arthur	Present
Bob Dickerson	Excused
Don Griesey	Excused
Gene Murphy	Excused
Sandy O'Brien	Present
Jim Ullrey	Present

**Secretary's Report: Sharon Goudy**

Dick Hettich motioned that the reading of the minutes of the November 18, 2010 be waived. Mark Newsham seconded the motion and motion carried. The minutes will be filed for audit. A copy of the minutes is posted on the bulletin board and a copy is available in the office upon request.

**Treasurer's Report: John Wright**

November beginning balance	514,197.62
Income/Expenses	<u>-39,202.68</u>
Ending Balance	474,994.94

This figure includes annual insurance payment. Reserves are fully funded and we are on budget for 2010.

**Committee Reports**

**Secretary – Sharon Goudy**

***Office and Office Staff:***

1. The office is open from 9:00 a.m. to 1:00 pm. Alan is available to help you with paperwork during that time. If you need his services after hours please make an appointment with him.

When the office door is closed and locked either before 9:00 a.m. or after 1:00 p.m. it is because Alan needs un-interrupted time to complete his work. Please respect that time and do not enter the office.

We have a lot of things that need to be accomplished before we can let the automation of PCS take over. Procedure manuals have to be written, etc.

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2. When visiting the office, keep in mind that it is difficult to hear someone on the phone if you are holding a conversation inside the office with someone else. Please be considerate and step outside or into the activities room.

3. Sharon stated that Purchase Orders are in the hanging files beside the office door. She asked that all Board Members use them to facilitate paying the bills for those vendors that are outside the monthly maintenance vendors.

***New Resident/Rental Welcomes:***

Sharon reported that Nancy Cooper and I met to decide what to include in the welcome packets. It was decided that we would have three types of packets.

New Member Welcome Packets  
New Non-Member Welcome Packets  
New Rental Welcome Packets

These packets have been put together and are in the office ready for distribution. Becky Conrad suggested we send a letter to the owners of rental properties and tell them that all renters must register in the office and pick up a packet. The process is already in place.

***Senior Services:***

Nancy Cooper and her committee members have been hard at work putting together programs for our seniors. Some special surprises are planned for December and will be reported in January. The Ohio Club donated \$200 to the Christmas Cheer program. The total is now \$500. This program gives to residents less fortunate here in the park.

***Neighborhood Watch and Patrol***

NW meets the 2<sup>nd</sup> Wed of each month in the clubhouse or Pavilion (weather permitting) at 1:00 pm. This is a change in day. It was the 1<sup>st</sup> Wednesday before. Becky Conrad reported that the Forest Park pickup truck will be available for use on neighborhood patrol. Volunteers for neighborhood patrol must sign a waiver form that they will not leave the Park in the truck. The form will included the volunteer's drivers license, name of insurer and policy number. The \$5 vouchers will no longer be issued.

**1<sup>st</sup> Vice President – Lee Fisher**

**Trash and RV Area** – Pete Lawrence stated that he agreed to take over the supervision of the trash and RV area and will work directly with Lee Fisher. The owners of spaces where carpet has been used to curb weed growth will be contacted and asked to remove the carpets. The carpets and tarps encourages mold growth. The company that mows the common area will now be mowing the RV area on a regular basis.

**Insurance:** Jim Arthur reported that the annual premium of approximately \$27k has been paid. Jim also reported that we are implementing a system by which all vendors that are hired in the Park will have proper licenses, insurance, etc.

**Legal & Mediation** – Becky Conrad asked the membership to please avoid using solicitors that come to their door seeking work. A few residents have been scammed into paying for work that is never completed. Becky

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cautioned residents about putting presents under the tree where they can be seen from the outside.

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Becky Conrad called for the voting results on 2011 budget.  
2011 FPPOA Budget is approved

64 Yes and 16 No

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**2<sup>nd</sup> Vice President – Jan Orlando**

**Grounds-** Jan reported that Don Griesey plans to be back in the Park after Christmas.

- 1 **Building Exteriors** – Work on the shed attachment to the clubhouse for cleaning supplies will begin on December 23<sup>rd</sup>.
- 2 **Building Interiors** – New grout in both bathrooms in the activities building has been installed. Jan reported that FPPOA had to pay for a repair man to come out and find that the ice maker collection basket had been replaced by a smaller basket and the ice maker would not work properly and shut off. Jan cautioned the membership to be careful when replacing things in both the clubhouse and activities building. A new upright freezer will be ordered for the clubhouse kitchen.
- 3 **Outdoor Amenities** – All in good shape

**Streets, Ditches and Drains** – Nothing new to report.

**Lakes and Canals** – Nick Emery has agreed to work with Lake Masters for the time being until a replacement can be found.

**Treasurer – John Wright**

**Budget & Planning** – The Budget and Planning meetings will continue in 2011 to prepare the 2012 budget. Meetings will be held on the last Friday of each month in January, February and March at 11:00 am to noon. Lunch will be provided by reservation only. Tickets will be sold the Sunday before the last Friday from 2-3 pm in the activities building. John also reported that a bike stand that will hold nine bikes has been ordered. The bike stand will be located outside the Park Office door. John stated that there has been some interest in having a woodworking shop in Forest Park. A sign up sheet will be placed at the back of the Clubhouse for those interested to sign up for a visit to Carriage Village to see their woodworking shop and how it operates.

**WI-FI** – Doug Ford reported that the WIFI system worked fine all summer. There are 80 homes with outside antennas. Approximately 120 laptops accessed the system in November. Doug stated that we average 90 users at any given time of day. This represents a savings of over \$2500 for Forest Park Residents. Doug visited with those having issues with the WIFI system and has corrected most of them. However, Doug recommends that we add additional radios to give stronger signals to the outlying areas of the Park.

**Cable TV** – Jim Ullrey reported that there is renewed interest from MDU in working with Forest Park for service. Jim suggested that we wait to see what the results are from the company that we contracted to negotiate cables systems in our behalf. Jim is working on securing magnetic locks for the swimming pool locks. Jim stated that the magnetic locks on the Clubhouse and Activities Building have been installed and will be in test mode for a few weeks.

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**Old Business**

Voting results on 2011 budget announced earlier in the meeting.

**New Business**

1. Payment book from PCS was explained. It was reported that the coupons do not fit into the envelopes. Some residents stated that they did not receive any statement of payment book. Sharon Goudy asked them to call the Park Office and give that information to Alan. He will investigate with PCS.
2. The Website for PCS was given out and members encouraged to get familiar with this website. Many of their questions can be answered here. The newsletter and the minutes of General Membership as well as Board Meetings are posted there for them to read.

**Elections:** Lou Smith asked members to run for the open Board of Director's positions. The election will be held on January 13<sup>th</sup> from 1-3 p.m. in the Activities Building.

**Health & Welfare – Mary Gibson** reported free blood pressure clinics will be offered from November through April. The new day is the 3<sup>rd</sup> Tuesday of the month. The bloodmobile will be here on January 12, 2011.

**Speakers:**

Ike Zeitler presented his views of why Forest Park should remove the pet section designations and have the entire Park pet friendly. Janet Brewer presented her views of why the current rules regarding pet sections should remain the same. Members of the audience were allowed to express their views limited to two minutes each. It was decided that the issue would be put to a paper vote at the January 2011 General Membership Meeting.

**Announcements**

Lou Smith asked for donations of non-perishable food items to be given to the less fortunate for Christmas.

The next Board of Director's meeting will be Thursday, January 20<sup>th</sup> at 9:00 a.m.

The next General Meeting will be January 27<sup>th</sup> at 7:00 p.m.

Fifty/Fifty drawing was held. Total amount to win was \$60 and won by Jack Diltz.

Meeting adjourned at 8:25 p.m.

Respectfully submitted

By: Sharon Goudy