

Forest Park HRA Annual Meeting
December 5, 2019 7 pm

NOT YET FORMALLY APPROVED

Roll Call and Quorum

- Determination of Quorum—10 proxies + 13 homes present (+ 27 homes). Quorum is 17 people for 163 homes, so a quorum was met.

Ratification of 2018 minutes

- A motion to approve the 2018 annual meeting minutes was made, along with a second motion. All those present were in favor of approving the 2018 annual meeting minutes.

Officer Reports

Communications:

Vice President, Sarah North reported.

The website has been operational for 2 years now: www.forestparkcentennial.com. We are using the Gmail address (fphra80122@gmail.com) for any inquiries sent to the board members. Sarah sends out monthly updates to the neighborhood via email to homeowners on the email list. If you'd like to be added to the email list, feel free to let her know. News and events, the neighborhood calendar, announcements about the pool, etc. are all communicated in the monthly updates and on the website. Sarah is always open to any suggestions for email communication or for the website--feel free to contact her.

We also have established ebills (electronic invoices for dues payments) for those that sign up. You can email the board at the Gmail address to sign up for this service if you'd like to get ebills rather than paper copies. This saves the neighborhood money on reduced paper and postage costs. This service also allows for capability to do electronic dues payments, which saves money for neighbors on postage costs, as well.

Sarah reports that a traffic study was completed this past fall through the Neighborhood Traffic Management Program (NTMP). The study was conducted to review the speed and volume of cars driving through our neighborhood on Detroit. We met the minimum threshold for the program, which means they could go through steps to mitigate traffic concerns that are identified. We came in 5th for severity out of all of the studies conducted, but they are only accepting the top 4 for mitigation this next year. We will be the first to be reviewed next year, but we're not sure what that entails. Kathy Turley, our city council member, has been keeping close tabs on this process. Sarah and Kathy have also discussed looking at options related to improving access for crossing Detroit to get to Arapaho Park. South Suburban has denied responsibility for this process so far, as it is likely a city issue.

Pool:

Director, Jeremy Fix reported.

The expenses for the pool last year were in line with what was budgeted. We had to replace an underwater light, which was expensive, but it definitely brightened up the deep end of the pool. The hot water heater is still working, but it's probably getting close to the end of

life. We need to have the pool heater cleaned and maintained this next year. Last year, there was a request for a garden space at the pool for community gardening, so a space was cleared by taking out some large bushes. If anyone would like to use that next season, please feel free.

There are two items we need to look at as a community—the tennis court and overcrowding at the pool. As for the remaining tennis court in our neighborhood (at the pool), the concrete is rubble underneath due to tree roots breaking it up. We could resurface it every year, but it's not going to ever be a useable tennis court. We could talk about making it a small pickleball court, or another small basketball court. No one has really requested for it to be maintained for tennis since people can easily access the courts at nearby Arapaho Park. Please feel free to provide any feedback at upcoming board meetings.

The other item has to do with the pool being a lot busier recently. One reason for this is simply that there are a lot more kids that live in the neighborhood now as younger families have moved in. This is a good thing, but has led to the pool feeling crowded at peak times. The Forest Park Blue Fins have decided to no longer sell guest memberships next year due to the overcrowding of the pool this past year. This had been used as a fundraiser for their organization and they would pay Forest Park for this service, as well. The overcrowding is not only due to these guest memberships, but it also appears that homeowners have also been giving out their pool keys for use by others who don't live in the neighborhood. Next year, we're going to try to manage pool attendance better to make sure that the pool is used by only our neighbors and their guests. Stay tuned for information from the board in the spring for a change to how pool keys are activated in an effort to curb pool attendance of non-members.

The awning was repaired on far side of pool with a new steel frame that should be resistant to strong wind, unlike the previous design. The playground near the pool is at the end of its life, so we are considering getting a new play set for the pool area in the spring. We will offer the current play set to the neighborhood in the spring when we do clean-up.

A homeowner asked what it would take to just remove the tennis net and posts and just change it to an all-purpose court. The board will add this to the list of things to investigate through the winter/spring to find out cost and options. A homeowner asked about the extended hours at the pool, how well they are attended. Jeremy reports these are really well attended, especially the weekend and people stay until closing at 10:00 pm.

Beautification:

Director, Leslie Hakze reported.

Leslie reports there is not much going on in the area of beautification. She is in charge of scheduling the regular weed clean-up and mowing of the common areas in the neighborhood (e.g., pool, entrance signs). This will continue next year.

Social Events:

Board President, Nate Christensen reported.

The following events were held in the neighborhood last year: 4th of July, Oktoberfest, Ice cream social, Dog Swim, and the Parade of Lights is coming up.

The board has talked about having a committee that plans and organizes different social events for the neighborhood, which may get more people involved and open up discussion for hosting other events. We could even discuss options to have a food truck parked in the

neighborhood on the late nights at the pool. A homeowner mentioned a wine and cheese event (usually held late winter, early spring) held in the past was a great time, so perhaps this is another event that someone would like to plan. Another homeowner mentioned a scavenger hunt event that was done in the past, but it may not work well with the crowded/busy streets we have in the neighborhood.

Financial:

Board President, Nate Christensen reported

A homeowner asked about why the budget was over on Oktoberfest. Nate explained that it was because of the way the bills came in--we paid for ½ of the last year's Oktoberfest and this year's Oktoberfest event all together at one time.

Ratification of the Budget

Board president, Nate Christensen reported.

Specific line items were reviewed on the budget. Nate compared numbers from last year's budget to next year's budget. For example, we spent \$1,500 on supplies for mailing dues invoices to homeowners last year. We are hoping this may encourage others to sign up for electronic bills/dues payments to reduce this cost for next year. The City of Centennial permit cost for the new entrance signs came in much higher than expected (\$1,600). Last year we budgeted to 0 because of the signs. But, this year we have more of a margin to build our reserves back up.

For utilities, the storm water bill was sent to a random address in the past and we never paid it because we did not receive it. They finally figured out the error and sent the bill to our correct address, so now we have to pay for it in full. We owed \$1,900 for these previous years. Now we have budgeted \$1,200 for this each year, which should be more than enough. Overall, we were over budget by \$8,751.77.

The average income from dues is \$91,000 and our annual expenses are around \$81,000, so we will have around \$10,000 extra that we can start building back into our reserves. A homeowner asked if we have a target for reserves and Nate said we like to keep it around \$40,000. We did a study two years ago that looked at how much certain repairs would cost in the neighborhood, and it appears that \$40,000 is about the right amount to keep on hand for something that could go wrong.

The QuickBooks system seems to be working well for us to accomplish the accounting in the neighborhood. A homeowner asked who follows up with delinquent payments. Currently, Nate is the one that follows up on that. He will send a reminder and then add a late fee and send it out. We haven't had to turn over any delinquent payments to a lawyer in the past 2 years, but this could happen if necessary. We also have an accountant to do our taxes for us each year and this takes very little time.

Fees in closing costs were high this year (\$5,170) because of 10 homes changing over ownership.

There are 4 homes that have not been included in the Forest Park HRA because they voted to stay separate when the neighborhood first began. At one point, 1 of these homes changed over and joined the HRA. At the time, the by-laws indicated they would need to pay

for the dues from the beginning up until that point. The board agreed on having them pay from the time of closing on, not all the years in arrears.

A homeowner asked about getting increased funds from the swim team in order to cover added expenses at use of the pool facilities. The board will look into funding options from the Blue Fins Swim Team.

A motion was made to accept the 2019-2020 budget, it was seconded, and all were in favor.

Election of Board Members

Board terms for members are for 2 year terms. All were in favor of Jeremy, Neal, and Leslie being re-elected. Jerry Mills would like to be on the board again, and the board members will talk to him after the meeting.

Old Business

Homeowner Forum

A homeowner spoke about concerns with the overuse of the neighborhood from non-members of the HRA. He mentioned the Blue Fins Swim Team organization was a Forest Park swim team that was owned and run by the board, which changed in the 80's. This was changed because of low numbers. In order to stay competitive, the Forest Park swim team was opened for neighboring subdivisions to join since they did not have swim teams in their neighborhood. Nate talked about the fee paid in the past by non-Forest Park families from the swim team to pay for the pool membership. This will be discontinued for next year (as stated previously). The homeowner wants to know if the board has looked into the crowds at the pool and if there are non-members there. Nate said we have looked into it repeatedly, keeping track of who is signing in and who is using the key cards. In the by-laws members are allowed to come to the pool with up to 10 guests at a time.

Nate and Jeremy offered some ideas that the board is looking into for managing pool attendance. One thing we may propose in the spring is a new pool registry that will be updated every year. On this system, residents would have to respond every year with an updated list of the people living in your household that can have access to the pool. If you are an owner that is renting to a tenant, you can sign a waiver over to the tenant to allow them access to the pool. All keys will be turned off and then turned back on at the start of each season.

A homeowner asked about how that would work on the 4th of July holiday when people want to bring in their extended family members. Nate talked about using a punch card idea for guests, with up to 10 punches per year per home. If you need more, you would have the ability to pay for more. A homeowner talked about that system being a nightmare to enforce for our life guards. A homeowner asked about the idea of having the Blue Fins pay for the maintenance of the pool. The swim team, recently under homeowner Bob Ordonio, has made donations in kind for things needed for the pool such as umbrellas, the new awning, etc. But, that has come from Bob's leadership. We could have another person in charge in the future that may not be interested in this.

Non-members that pay for the swim team pay a little more to join the team and we don't know where that extra money goes. We could talk to the Blue Fins and ask the non-Forest

Park members to pay an increased fee and then use that for maintenance and repair costs that occur. This could be raised to reach the \$1,000 mark that would have previously come from the non-member pool membership fees for the season.

Homeowners talked about the proposal for the Southglenn expansion of homes, which could impact traffic near our neighborhood. There is a website with information about possible impacts. We can send that link out to the neighborhood. We don't have an official position as a board, but we can certainly send out the information to keep the neighborhood informed.

A motion was made to adjourn the meeting, a second motion was made, and all were in favor. The meeting was adjourned at 8:39 pm