

The Forest at Ridgewood Homeowner's Association
Board of Directors Meeting
September 14th , 2023
Minutes

I. A quorum was established. In attendance: Mr

Ron Lapinski, President

Mr Dave Walker, Director

Mr David White, Director

Mr Larry Bassett, Secretary/Treasurer

II. Meeting called to order by Ron Lapinski at 7:00 p.m.

111. Approval and adoption of the minutes from the 5/17/23 meeting.

IV. Topics discussed:

- a. Streetlight repair/replace? Discussed moving forward and bringing to a conclusion ASAP. Ron will obtain quote for repainting. Larry to obtain updated quote for replacement. Will compare results at next meeting.
- b. Fiber internet cables to be run through the community at no expense to the association. What is the interest and is it really at no cost? Do we need Master Association approval to do this? Dave Walker will investigate further.
- c. Interest in extending the natural gas lines into and through the community? Do we want to check into it and find out the options and cost? Larry to develop a community survey to obtain the level of interest, which will answer the question of feasibility with the gas provider.
- d. Raising the tree canopy over the roadway. Five houses were initially tagged as being non-compliant. Do we want to send a 30 day notice to homeowners requesting compliance, with the 16' minimum height? If no results from homeowners, should we contract the work and then bill/fine the homeowner?
- e. Trees around the community center need to be trimmed back, Ron will obtain detailed quote from Briggs as to the cost. Trees in the yard backing up to the community center are very big and very expensive to remove. The owner is willing, but does not have the funds necessary. It was brought up if the association would participate in the cost of removal, because it is the source of most of our maintenance issues at the pool and community center, as well as potential safety issues from falling limbs. General response was that there will not be participation, that it is the sole responsibility of the homeowner.
- f. Waterfront property on Golf Course Pkwy appeared to have an unapproved fence and needed to be investigated to decide what if any action needs to be taken. Discussed whether it is a Master or Forest violation. It is the Forest, because we enforce all rules in the community.
- g. Discussed increasing the annual assessment by \$50 per lot to \$500 annually in order to cover the cost increases in the proposed 2024 budget. This will provide

the necessary funding to continue the current maintenance of the community, allow for the upgrading of the streetlights and allow for an increase in the amount transferred annually to the reserve account to adequately cover future upgrade and replacement costs that have rapidly gone up over the last 2 or 3 years. After discussing the matter, the board voted unanimously to raise the assessment effective with the upcoming 2024 assessment.

- V. There being no further business to address, Mr Lapinski proposed a motion to adjourn and seconded by Dave White. The meeting was adjourned at 8:50 p.m.

Submitted by:

Larry Bassett

Secretary/Treasurer

Date Adopted: 11/15/2023

A handwritten signature in black ink, appearing to read 'Larry Bassett', with a long horizontal flourish extending to the right.