

FORA - Agenda – Feb 24, 2021

Virtual Meeting– 7pm

Attendees: Josh, Andy J, Ariel A, Kelley S, Madison, Susan D, Susan C (Late)

Called to Order / Adjourned:

Board Review

- Minutes
- Financials

Review of financials from new accountant

Takeaway – profit income 15K

Not doing a lot of clubhouse repairs at the moment

Boards need to be replaced on the deck

And railings – trying to stay ahead of the curve on maintenance

Grounds extra – pine straw, installed sand in playground, summer flowers, repaired the dam bridge, broken bridges – timbers where the new trail is, new signs installed, survey, tree removal,

Sidenote: beaver siting, the new trail... one of the property owners had issues with property line (pink ribbons denoting the line) – come enjoy the trail

Trail ideas for wet spots – pavers or stones (and around the lake), gravel (erosion question)

done some bidding for king's... really expensive King's does it for cheap...

A lot of the properties have issue because of moisture

We have the board, manager, accountant, auditor (FORA is required to do audit)

We went over budget \$15K – some expenses that caught up to us

Grounds extra and clubhouse repairs biggest increases

- A/R List

Agree to leans on properties – under six people over 60 days, have sent multiple notices

Browning 60 days in \$1600 annual

Crull promised to pay \$891

Mayer consistent

Boystack

Motion from Andy: anyone over 90 days 8 people, start with letter, if no response, file lean

Lawyer will tell Andy before filing the paperwork

No opposed board members

Board Discussion

- Budget 2021 – 2022

Lots of fixing and repairing

Propose raising the dues starting April 2021

Josh walk-through budget

Sidenote: Pete Smith officer in FORA

Delete line item dog park contribution

Tennis camp and Swim team – some kind of version

Reminder we've won division three years now

Need the swim team – social member income with the swim team, revenue stream for engagement

Josh will be sending emails from swim team and Brian (Tennis)

Equipment leasing – ice machine and copier, scanner

Insurance – (Business insurance) almost couldn't find insurance (Great American was previous) – risk for amenities that are unattended, going to have some hoops going to jump through to maintain American insurance

Risk assessment – see emails about that

Deck would fall under clubhouse expenses

Clubhouse equipment – have depreciation, ex: tv

Putting in a bit less in reserves from last year – come up short for the last couple years

Budget includes increase in dues – more conservative budget

Expenses from pool and fall always cause shortage for reserve transfer

Comment dues increase:

What is the difference? 5% increase

Current: \$66.50

Proposed: \$69.75

Going to get pushback from owners - Why increase if the clubhouse is closed?

Effects from Covid – additional revenue from rentals, social members down

2020 been a bad year

A lot of positivity for having the pool open

Going to hear both sides of the argument

Motion to approve the budget with the 5% increase (Andy): 4 to 1 (Kelly opposed)

Note: maybe should consider raising dues every year? (b/c people forget and don't expect if on different timeline) – every other year? Can cut expenses?

Can't have an annual meeting like normally do to be able to explain how money is being spent. We would need a meeting by ballot – voting by ballot

• Tennis Courts

Andy has been dragging his feet a bit – they have not been resurfaced in 20 years

Ripped up the nova grass on the courts that have lights

Need to rip up entire courts since they are in such bad shape

Comments on priority – what will putting in pickle ball courts do? Will it bring in more people? (esp. in times we are in, don't know what the year will look like)

Can we pay back loan if take one? – we are putting a certain amount every month to pay the loan (instead of reserves)

Quotes: Court One – most responsive, 2 quotes, artificial surface – ripping out, and replacement – most turn key, willing to meet FORA needs

1983 is when courts were originally put in

How much time will it take at this point? Access issues with full depth repair, warned us against damage that could happen

6 to 8 weeks for company to even consider the project – Josh will ask about what the timeline for project – both tennis and pickle ball (seniors will look for the free courts)

- Roofing
 - Quote: CTI \$40K (includes all FOR A property roofs)
 - Roof over sky lights?
 - One more quote for the same amount of work for comparison purposes

- FORA Administrator – New staff, Madison
 - Stepped into new role and community of focus neighborhoods
 - Familiar with clubhouse setting, HOAs
 - Welcome from board
 - Lives close by in Carrboro

- Opening Clubhouse
 - Social members: idea of five oaks social on clubhouse deck
 - Concern for risk, FORA providing alcohol for social
 - Feel free to organize on own – no FORA events

Open floor for clubhouse opening – everyone NO

Manager's Report

- Membership
 - Social members retaining membership, surprising
 - Pool is the biggest factor – should be easier this year
- Clubhouse & Maintenance
 - Follow-up email

Lights out on clubhouse – tried to bring people out, electricians are busy – there's not feed to the parking lot? Need to dig?? No one can find the original wiring FORA is not friendly for electrical
 Need a starting point at the parking lot before anyone will talk to us
 Stay tuned for more info...

Annual meeting:

When does all this info need to go out?

2020 we didn't have in-person meeting

2021 – would love to have Zoom or Google hangouts, can we legally operate under the new budget? Do it by mail/ email

Last year we sent out ballots – do you approve budget, yes/no

Andy will work with Josh