**FOREST PARK ESTATES (FPE) HOMEOWNERS’ ASSOCIATION**

Annual Meeting- December 7, 2022 at 6:00 pm via Zoom  
**Minutes**

**CALL TO ORDER**  
The meeting was called to order at 6:03 pm by Board President, Andrew Valentine. Represented all board members: Andrew Valentine, Sarah Plummer, Ashley Hammond, proxy for #7, Carol Jackson, John Meyer, Molly Pike, Josh Mathews and Debbi King, CPM CAM w/ IPM Residential.  
  
**MINUTES APPROVAL**Minutes from the previous annual meeting in January 2021 were approved unanimously. Motioned by Andrew and seconded by Ashley.

**PRESIDENT’S REPORT -** **ANDREW VALENTINE**Projects completed this year include:  
 -Tree removal process   
 -Repaired decking  
 -Installed security cameras and signage to verify contractual agreements were completed (primarily landscaping and snow removal). Also to verify people aren’t dumping in our dumpsters and the companies are picking it up on time.  
 -Insulation was added to protect the camera system. Board is considering adding more cameras down the road but it’s not approved in the budget currently.

**Parking Project**  
Last year we attempted to work with the city. Unfortunately Wheat Ridge is saying they are abandoning the alley. Their argument is they never paved it. Wheat Ridge also won’t let us take ownership. We are reaching out to the home owners that share the alley and one particular one who is encroaching on our property line. The goal is to move the recycling to the front to prevent a dump truck driving to the rear of the property. The city needs to know about the abuse of the alley. The amount of money being spent on damage to the asphalt and decontamination of the dumping in recycling and trash. HOA needs to pull a survey to mark the lines on the alley and document the damage to the dump truck that picks up the blue house.

Next step is re-bidding the project because of inflation and material costs. Drainage away from #7 will be taken into consideration.

**Budget**   
2022 saw increases in utilities across the board. Insurance is up 15%-20%  
$105,000 was spent on the few projects mentioned above.   
$4900 contributed to Reserves.  
$102,000 balance in December.  
HOA Dues will be increased to $425 to allow us to make minimal contributions to reserve study and keep the operational account safe.   
**2023 Budget is ratified**

**Board Member ReElection:**Andrew Valentine is up for re-election. Votes in favor of Andrew being president 7 votes. Andrew is approved.

**Open Discussion**Homeowner is asking if storage cages in the basement are an option. Andrew mentioned that if the HOA builds out the spaces, we could cover the costs by renting them out to homeowners.

There is an abandoned storage in the basement. Debbi will send out an email requesting this is taken care of.

We are aware of the recycling issue. We are in communication with the Recycling company. The issue is it gets contaminated and then it has to be dumped. If the issue keeps happening, we might have to get rid of Recycling. We might remove it temporarily.

The salt used on the decking is wearing it. Andrew proposed an annual upkeep of power washing and recoating to extend the life of the decking.

Video cameras are not for safety and security. That is each homeowner’s responsibility. A security company would have to be hired for that responsibility and likely very expensive.

**ADJOURNMENT**Meeting adjourned at 7:09pm. Motioned by Andrew Valentine, second by Ashley Hammond