

Jan 2021 Annual-Meeting Minutes – for approval at 2022 Forest Annual meeting

Date: Jan 31, 2021 **Location:** Due to Covid, the “meeting” was carried out via mail.

Attendees: none

Proxies: 20 received.

Election Board of Directors (3-year term): 17 votes via proxy cards for Keith Melchior; 0 write-ins. Keith remains on the Board.

FYI: The following items would have appeared on the Jan 2021 Agenda (and in these minutes) had there been a meeting.

[Would have been] **Reported:**

Architecture:

- A 2-story addition on Pocono (to begin in 2021) was approved Oct 2020.
- A porch/screened-in deck on the back of a home on the 100 block of Tailing Oak was approved Nov 2020.
- Residing (with blue-gray Hardie Plank) of a home on 100 block of Pocono was approved June 2020.

Finance: 2020 expenses \$6148

2020 EOY balance 11,385

Budget and dues to remain the same as prior year

Landscaping:

Board approved \$1150 late 2020 to remove one dead pine tree. Removal was delayed until 2021.

Owner of rental on Trailing Oak responded quickly upon getting notice that their grass needed mowing.

Other: In violation of HOA and Town rules, a rental home in The Forest was being used as a for-profit business. It brought in a noticeable increase in traffic and complaints to the Board. The activities ceased without incident once the renters were simply informed that a business was not permitted in a rented-out residential home in Cary. The Board did not have to take any official action.

Social: No committee.