

## 2021 Board Meetings – Minutes

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2021.09.02 Board Meeting – in person

Topic: white vinyl fence (not an accepted fence material) installed at 106 Pocono without prior approval.

Location: Fortnight

Attending: David Meyrick, Steve Ashland, David Berger, Nancy Keim, Tim Rhino, Keith Melchior

The President had spoken to the owner prior to this Board meeting and learned she was aware of the requirement to get approval before the installation. She wants to know if the Board would consider making any other options acceptable besides wood, and would like to know prior to tearing out the white fence. The Board agreed with past Boards and the published guidelines to NOT approve the white vinyl fence. The Board also did not rule out - nor did they approve (without Forest homeowners' input) - other options such as Trex or new wood-patterned vinyl fencing. Action item: the President will work with the homeowner and to research options the homeowner would even consider, but try to persuade her to go with wood. The date of the next annual meeting will be the deadline for getting input from the homeowners.

Followup: over the next couple months, the President discussed options with the owner's fence installer and made several attempts to have the homeowner meet at the site of a Trex fence installation. The homeowner never made this a priority and the meeting never happened. The president visited the site alone and found the look to be commercial. (The site was a childcare facility, btw.) Research showed (and the President observed) there are some issues with Trex fence panels warping. It's possible the homeowner is no longer considering Trex as an option. The homeowner has not been in touch since October 24th, 2021.

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2021.09 (through December) Board discussions through email.

213 Pocono request for Sunroom. The Architectural Committee, the Board and the homeowner exchanged dozens of emails and text messages as the owner had a difficult time getting acceptable plans from his builder. Dave Berger, as the Committee representative, assisted the owner with revisions to get the plans to a form that could be submitted for an in-person meeting (2021.12.12).

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2021.12.12 Board meeting – in person.

Location: Craft Beer

Attending: Steve Ashland, Nancy Keim, Dave Meyrick, Dave Berger, Keith Melchior, Cassie O'Neil

Nominated and approved Cassie O'Neil to fill Brian's empty spot on the Board through the end of his term in January, 2022.

Approved re-creation of the Social Committee and appointing Cassie to the chairperson position.

Approved taking \$200 from the "landscape extras" budget and putting it towards social events.

Approved the dues (kept the same) and the budget for 2022, and set the date for the annual meeting as Jan 30th.

The Board found the triangular gable windows of the 213 Pocono sunroom/addition request to be odd for a side-facing wall and not in harmony with the arched gable window style seen throughout the neighborhood. The plan, as-is, was denied (5 votes against, 1 abstaining, 1 absent) but would be approved with arched windows.

The Board approved an additional \$1000 on top of the original \$3000 approved for redtip replacement and trimming.

The landscaper's bill was higher than estimated because he installed larger and more plants after the nursery offered an exceptional deal on the larger plants. The President researched and confirmed the plant price was a good deal and Board members stated they were surprised at the size of plants the landscaper was able to get. Some remainder of the \$1000 can go towards pine straw.