

**FOREST HILL VILLAGE OWNERS ASSOCIATION
2025 ANNUAL MEETING
THURSDAY, MARCH 27, 2025
FOREST PARK MIDDLE SCHOOL, 6:30PM**

President Becki Cardenas called meeting to order at 6:30pm
Directors Present: Becki Cardenas, Nanette Banks, Mike Daniels, Mary Jo Kovacic and Carey Freitag.
Directors not present: Merle Vogt and Roger Hedrick.
Hunt Management: Jennifer Gannon

Introductions of Forest Hill Village Association Board Members and Hunt Management.

President Becki Cardenas received proof from Hunt Management, Jennifer Gannon notifying unit owners of Annual Meeting by US Postal Service mailed 2/27/2025 with notice, meeting agenda and proxy. A 2nd notice via email was posted as a reminder on 3/31/2025.

Verification of quorum was passed.

Motion to Approve 2024 Annual Meeting minutes by Becki Cardenas, 2nd by Mike Daniels, approved by voice vote.

Report from Welcome Committee member, Pat Pomahac:
2024 (11 new owners) Mary Kate Moran, Garret & Catharine Schmidt, Patrick Beiemeister, Allen Crean & Brittany Lee Stout & Toni Rathke, Joseph Grainer, Danielle McBeth & Leland Bowles, Eric Pulkowski, Ancka Ziolkowski, Jayme Byrnes, Ann Marie Grube, Cara Costarello Plus 2025 (6 new owners).

PRESIDENTIAL REPORT:

2024 Major Expenditures:

- Landscaping
- Water/Sewer
- Lot 31
- Snowplowing
- Asphalt & Concrete
- Insurance
- Tree Trimming & Removal (includes unexpected tree damage due to weather)

Managing Report – Hunt Management, Jennifer Gannon

Explanation of new Web Site (Town Square)

Call client services to register the annual form required from all unit owners. Questions contact Jennifer at Hunt Management.

FINANCIAL REPORT:

Checking Account Balance: \$79,957.49

Reserve Account Balance: \$935,378.14

Motion to Approve Financial Report by Mike Daniels, 2nd by Mary Jo Kovacic, approved by voice vote.

ELECTIONS OF DIRECTORS and NOMINATION OF OFFICERS:

Nominees: Merle Vogt, Mary Jo Kovacic, Nanette Banks, Roger Nikodem

Elected positions will be noted in May 2025 FHV Board meeting minutes.

Election of Inspectors of Election:

Jennifer Gannon, Pat Griebenow and Darret Schmidt

NEW BUSINESS:

Home owner's responsibilities:

- An advisory vote has been presented to increase an additional \$6,883.50 for Blumel's to trim shrubs along the side of garages. Unit owners voted NO.
- An advisory vote has been presented to what to do with Lot 31. Unit owners voted leave as is.

Rummage Sale 2025: Looking for volunteers to organize event.

OWNER MATTERS:

Jarvis (8167 FHC) Reviewing what are the requirements to replant shrubs and flowers this year.

Griebenow (8191 FHC) Requesting mulch to be added to the community properties entering Forest Hills Circle.

Prelesnki-Novohradski (8220 L) Requesting new storm door / front door and replacement of windows.

Discussion on how much salt Blumel's used this year. Hunt Management to contact Carlos at Blumel's.

Pulkkila (8161 L) Tree by owners unit drops an abundance amount of pine cones in the yard.

Pomahac (8111 FHC) How many times a year are the units gutters cleaned?

Pearson (8112 L) Hunt Management to contact a vender to look at sump pump.

Backman (8156 FHC) Requesting gutters to be cleaned and the south side gutter has water draining.

Thompson (8059 L) Question on drive ways being sealed instead of replacing?

UNAPPROVED

Galaska (9014 FH Ave) Unit does not have access of main water shut off – Hunt Management to contact unit owner.

Gabrus (8108 L) Hunt Management to contact unit owner of which unit has main water shut off.

*** All unit owners who need to shut off the main water in their unit SHOULD contact Hunt Management so other unit owners can be notified.

Gabrus (8108 L) Requesting FHV Board to review putting garbage out at 7:00pm during winter months.

Laganowski (8121 FHC) Visitor parking issues.

Next Meeting scheduled for April 16, 2025, Forest Park Middle School, 6:30pm

Motion to adjourn 7:55pm by Mike Daniels, 2nd by Carey Freitag, approved by voice vote.

Nanette Banks
FHV Secretary