

FSPHA July Board Meeting: Meeting Notes – September 29th, 2025

Date: Sept. 29th, 2025

Location: Library

Members Present: Clay Hansen, Sandie Gaylinn, Alden Hough, Emily Moss, Jamal Milner, Arnoldo Espinosa, Shawn Clouse

Members Absent: None

Guests Present: Mary Hackett (1476 Monterey Drive); Deb Kelsey (1536 Lake Forest Drive)

Call to Order: 6:10 p.m. – confirmed quorum

Common Area Report: (Jamal):

- Alden to begin working on the bridge (*replacing boards*)
- Work underway to address ivy infestations in specific areas
- Specific trees in the common areas are on the watch list. Jamal will be getting estimates for removal.
- Need to replace some boards and repair and potentially paint the fence along Rio Rd. Need estimates.
- May need to address the common area trash cans. Need estimates.
- The property with backyard access across the common area continues to have cars parked in the common area.
 - Suggestion is to send a letter warning about being towed with a time limit
 - If no action, then call a tow-truck, and then install a landscape barricade or some sort of fence to send a signal that he cannot be using the space for parking. Voted to get price estimates to recommend a fencing solution to block the entrance to his property from the common area.

Treasurer (Accts Payable): (Alden):

- Checking Account Balance: \$58k
- Savings Account Balance: \$36,399
- Budget:
 - Need to replenish checks

Finance Secretary (Accts Receivable): (Sandie / Clay)

- Looking for more ways to streamline report views to better monitor invoices (*paid vs. unpaid*)
- Approx. 10 households more than a month late – but are being followed up on
- Received new paperwork regarding property going through bankruptcy, but Clay has reached out to the lawyer to get advice

Secretary: (Shawn)

- Monthly board meeting dates have been scheduled through Nov. 2025.
- No meeting will be scheduled for December. We pick up again in January
- Future meetings will be scheduled on Mondays to better align with everyone's availability

Architecture: (Emily)

- Continuing problems with garbage cans and house repairs for repeat offenders – more letters going out
- Property on Lake Forest Drive is a rental that is looking to be sold, but has lots of architectural problems
- Owner of a Lake Forest Drive property passed away – house will likely be coming on the market soon

President's Report: (Clay)

- No old business to report
- New business:
 - The number of cars for some residents is becoming a problem, especially for rentals.
 - Mary Hacket (*Guest*) asked when the minutes of the 2025 Annual Meeting would be published, and the board members confirmed they had been posted and emailed back in July and showed her on the website where they were listed.

Adjourn: 6:45 p.m.

Future Board Meeting Schedule - *subject to change:*

- Monday, October 27th, 6:00 pm, Library Meeting Room
- Monday, November 17th, 6:00 pm, Library Meeting Room
- No December meeting