

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, January 9, 2025

Location: MS Team from 6:30pm to 7:34pm.

Attended: Emil Scioli, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan, Eric Hancock, Kim Hancock

Follow up:

- Transfer funds from OP to Reserve Results - \$28k transferred, \$3k more than estimated for 2024.
- Fence Concerns – Dick Lopes working with homeowners. HOA BOD assigned budget of \$1,500 to repair the damaged fences along SR 169 for temporary repair.
- FinCen CTA filing updates – Recent federal court has suspended the requirement to file beneficial ownership information with FinCen for HOA board of director members as of meeting time. BOD will continue to monitor news for further updates.
- SR 169 widening Project Updates – Potholes are being repaired and the road is being prepared for asphalt paving next week. There are 2 fir trees near the front LFE monument in the way of construction and could be compromised. Arborist will be consulted, and the trees will be removed by the city at their cost if the tree are compromised from the construction. Board members feels it is prudent to prioritize safety and support their removal if the arborist determines the trees have been compromised. Committee will negotiate with the city for compensation for the trees damaged.

ACC Report:

- Lot 56 – Landscaping plan approved. ACC requested additional information for gazebo planned in the drawing.

Contract Administrator's Report

- Unique Landcare will return keys to the HOA PO Box. New landscaper, Tim's complete landscape management, will be given keys and start work next week.

Secretary Items

- Approval of minutes – December 2024 annual meeting minutes were approved by the board.

Treasurer - Larissa

- Financial Report – Ended 2024 under budget by about \$3k. Transferred \$28k from operating fund to the reserve fund.

January Action Items:

BOD	Winter Newsletter Articles Due
Treasurer	Annual Dues letter to be mailed out
President	Review Calendar of Events
Vice President	Annual Membership Survey Planning
Secretary	Send Meeting Minutes for Review

Next Meeting

President	Board Meeting
Secretary	Newsletter Mailout
Treasurer	Review progress on Annual Dues
Vice President	AMS Update
Secretary	Send Meeting Minutes for Review

New Business

- New HOA email addresses for HOA board members were unanimously approved by the BOD.
- Community Calendar of Events – new calendar to keep track of community events and tasks in 2025.

Proposed 2025 events calendar:

LAKE FOREST ESTATES 2025 Event Calendar

Month	Event	Date	Time	Location
January	Board Meeting	1/9/2025	6:30 PM	Teams Meeting
February	Board Meeting	2/13/2025	6:30 PM	Teams Meeting
March	Board Meeting	3/13/2025	6:30 PM	Teams Meeting
	Easter Egg Hunt	4/13/2025	10:00 AM	Park
April	Board Meeting	4/10/2025	6:30 PM	Teams Meeting
May	Board Meeting	5/8/2025	6:30 PM	Park
	Community Pride Day	TBD	10:00 AM	Park
June	Annual Garage Sale	6/7/2025	9:00 -3:00 pm	Homeowners
	Board Meeting	6/12/2025	6:30 PM	Park
July	4th of July Event	7/4/25		Park
	Board Meeting	7/10/2025	6:30 PM	Park
August	Board Meeting	8/14/2025	6:30 PM	Park
September	Board Meeting	9/11/2025	6:30 PM	Park
October	Board Meeting	10/9/2025	6:30 PM	Teams Meeting
	October Festival	10/26/2025	Park	Park
November	Annual Board Meeting	11/13/2025		Zoom
December	Board Meeting	12/10/2025	6:30 PM	Teams Meeting
	Fire Engine (Food Drive)	TBD	7:00 PM	TBD

Next HOA meeting Date and Location:

- Thursday, February 13th, 2025, On Microsoft Teams 6:30 – 7:15 pm