

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, September 19, 2024

Location: LFE Park from 6:30pm to 7:38pm

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

Neighborhood watch report

- No reports from the neighborhood watch

ACC report - Eric, Bob, Jacob & Kim

- Lot 85 park key replacement under review pending discussion with current resident.
- Lot 100 garden shed installation under review
- Lot 21 home painting under review
- Lot 38 trim light installation under review

Contract Administrator's Report - Stuart

- Mr. Rain repaired sprinkler and irrigation system by the park.
- 2025 landscaping service agreement being discussed with vendor for changes due to construction along SR 169.

Secretary Items - Joe

- August 2024 meeting minutes were approved by the board members present at the August meeting.

Treasurer - Larrisa

- Financial report: On a Year-to-date basis, August ended with actual financial results ~\$3.4k under budget.
- Main driver is the savings from 2024 landscaping service agreement vs 2024 budgeted amount, which offset extra sprinkler repair costs incurred in 2024.

Old Business

- Dead trees were cut down and discarded cans & bottles were cleaned up in the park on 9/16/2024.
- HOA insurance company confirmed no additional coverage is necessary for unapproved rope swings and trespassers in the park.
- Attorney consultation for land sale along the lake belonging to the HOA is postponed until Spring 2025.
- Good Neighbor Day resident consent form was approved by the board members present at the meeting.
- Rollover of CDs were approved by the board before the meeting.
- 2024 Annual HOA meeting is set for 2nd Thursday of November 2024 via Microsoft Team meeting.

Action Items and Assignments

- Stuart to follow up on possible candidate for Newsletter publisher/editor.
- Sandra and Larissa to approach 2025 event leaders and team captains.
- Land Tract option (Spring 2025)
- Schedule ACC/BOD meeting with Lot 85 owners
- Policy Plan on water billing with City for front entrance
- Relocate mature plants front to park.
- BOD to approve 2025 Survey.

Next HOA meeting on Thursday, October 10th, 2024, on Microsoft Team 6:30 – 7:15pm