

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting date & time: Thursday, September 11, 2025

Location: The picnic shelter at the LFE park from 6:27 – 7:25 pm

Attendance: Emil Scioli, Sandra Munsey, Stuart Morris, Joe Pan, Kim Hancock, Jacob Morgan

Follow up:

- 2024 HOA Financial Audit Results - Audit was performed by the finance committee on 9/3/2025 and there were no misstatement noted after the audit.
- Fence Modification by Lot 51 and park entrance - Design approved and installation is anticipated to be completed by the end of October.
- Additional no trespassing signs for rope swing area - Signs are purchased and will be installed
- Lot 54 solar panel updates - Conditional approval by the ACC, pending approval by the city of Maple Valley and PSE.
- Add rope swing cut down service to 2026 budget (biweekly) - Pending contract review with Tim's landscaping for 2026 landscaping services.
- Security feedback Survey - Pending review comments from the BOD.
- Reserve updates - Pending dock resurfacing and service life extension plan approval by the City of Maple Valley

ACC report:

- Lot 41 - RV parked on the lot
- Lot 52 - House Paint request
- Lot 79 - Fence installation request
- Lot 85 - Landscaping plan
- Lot 65 - House Paint request

Contract Administrator's Report

- Updates from Landscaping/Safety Audit/Yellow paint - 2026 service contract with Tim's Landscaping is being negotiated.

Secretary Items

- July & August HOA meeting minutes are approved by the board members present at the meeting.

Treasurer

- Financial Report - Year to date, 113 out of 115 homeowners have paid their 2025 HOA dues and actual expenditure is about \$15k under budget through August. The lower expenditure is primarily driven by landscaping and legal expense savings.

Action Items:

Treasurer: Budget preview due October 1st, 2025.

Secretary: Prepare voting Pamphlets due October 1st, 2025.

Contract Administrator: Survey 2026 expense quotes for security, lawn maintenance.

New Business

- Board Positions opening in January: VP & Treasurer, looking for volunteers in the community and have pitched the role to some potential candidates.
- Splinter on the deck - Plan presented to the City of Maple Valley for deck replacement with composite boards.
- Lake Wilderness water quality update - To contact city to notify the HOA for updates in the

future.

- Community event leader needed for Fourth of July celebration for 2026.
- Community newsletter for the Fall - submit articles and updates including
- SR169 community update for new landscaping plan.

Next HOA meeting Date and Location:

- Thursday, October 9th, 2025, on Microsoft Teams