

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting minutes

HOA monthly meeting: Thursday, November 14, 2024

Location: Microsoft Team from 7:00pm to 8:15pm

Attended: Emil Scioli, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan, Eric Hancock, Kim Hancock, Jodi Carder, Bob Sterzinger, Jacob Morgan, Gary Schroder, Bill Borland, Calvin Mark, Scott and Pat Thomasson, Kris McMackin, Shelby Hamer, Laurie and Bernie Weinkauf, Don Fowler, Marisa Samp, Tracy Barnes, Tami and Brian Miller, Natasha and Korey Cutlip, Sarah and Nicholas Meyer

### Accomplishments for 2024:

- 169 Negotiations for LFEHOA by: Dick Lopes Sandra Munsey Gary Schroder.
- Santa Engine: Tami Miller & Calvin Mark
- Mailbox Refurb: Dick Lopes & Gary Schroder
- Easter Egg Hunt: Audrey Sutton Mills, Sarah Caruana, Teri Hamer, Kristin Morgan
- Community Pride Day: Audrey Sutton Mills, Dick Lopes
- Painting & Repair: Dick Lopes & Gary Schroder
- 4<sup>th</sup> of July: Tami Miller, Calvin Mark
- October fest: Jody Carder, Sarah Stokes, Sarah Meyer, Kristin Morgan
- Plant Transfer Project: Dick Lopes, Gary Schroder, Duane & Charmaine Morris

### Park Concerns:

- On 8/31/2023, the Park Concerns group met with the homeowners closest to the park and identified 14 concerns
- The goals for the group are to find viable and reasonable solutions to the park problems and present solutions to the BOD for approval
- The results are items approved by the board, that could be absorbed within 2024 budget would be implemented immediately. Remaining approved items will be considered for the 2025 HOA budget and bigger ticket items will need community approval.

### Park Concerns: Accomplishments

1. 9/07/23: Rope swing taken down.
2. 5/14/24: Met with Deputy Sheriff on what we can and cannot do to reasonably and safely protect our park from trespassers
3. 5/18/24: Started a text thread with homeowners that live close by the park
4. 5/21/24: LFE private property notice flyers distributed to Lake Wilderness Park Director
5. 6/03/24: Received a quote to hire a security guard
6. 6/11/24: Received a quote for rekeying the park gates
7. 6/21/24: New warning / private property signage purchased and installed
8. 7/08/24: Met with rep from King County parks to discuss Native Growth Protection Easements
9. 7/15/24: Replaced the park gate lock cylinders
10. 8/14/24: Contacted State Farm regarding liability risk of the rope swing
11. 8/14/24: Security Company came out to evaluate our park and park gate. Currently reviewing proposal.
12. 8/19/24: Board approved 1<sup>st</sup> letter of Notification to homeowners who break park rules  
Need community approval for add'l rule: "Dogs must be on leash, when others are in the park"
13. 9/03/24: Lockbox installed so the police, when called, can enter the park quickly
14. 9/11/24: Deputy Sheriff, met with several of the Group members
15. 9/15/24: Second Rope swing, behind Lot 51, removed

### Park Concerns: Current Status

#### Next Steps

- Survey the LFE homeowners and see what homeowners would be willing to pay for;
  1. Re-key the park

2. Hiring a security guard
3. Installing security cameras at the park
4. Installing a mechanical gate going into the parking lot

#### On-going

- Continuing to monitor park activity.
- Continue campaign of reminding all homeowners of our mutual responsibilities to;
  1. Know the park rules.
  2. Follow the rules.
  3. Ensure appropriate use of facilities.
  4. Keep gates always locked.

#### Park Concerns Summary

- There are limits to what we can do as a community legally and fiscally.
- Investment in park security (security guard, surveillance equipment, mechanical park gate) will be based on community fiscal approvals.
- Moving forward we all must continue to remain vigilant and supportive of each other around the park and adhere to our park rules.
- We will continue to maintain a focus on a safe, appealing park and dock area that all in the community can enjoy.

#### 2025 HOA Projects

- Reserve fund triennial review, comprehensive reserve study and reserve fund financial projections.
- The next 5 years: Entrance fence repair & paint in 2027, sports court resurface, painting the restroom and picnic shelters.
- Children's play structure updates

#### 2025 Activity Coordinators

- Chairpersons: Welcoming chair – Lisa Heins, Good Neighborhood Day Chair – Kim Hancock, Block Watch Chair – Jody Carder
- Event Coordinators: Easter Egg Hunt – Audrey Sutton Mills, Sarah Caruana, Teri Hamer, Community Pride Day – Dick Lopes, Annual Garage Sale – Sandra Munsey, July 4<sup>th</sup> – Tami Miller & Calvin Mark, Retransplanting event – Dick Lopes, Charmaine Morris, Fall Festival – Jody Carder, Sarah Stokes, Sarah Meyer, Kristin Morgan
- Holiday Food Drive Engine – Tami Miller & Calvin Marks

#### Financial Updates

- The HOA is projected to end 2024 with \$14k in the operating fund.
- The tax status for the HOA changed due to interest bearing accounts causing higher tax bills. Total interest earned in 2024 to date is \$2,348.
- There were some unexpected costs for 2024 including costs to: repair park gate locks, targeted replacement of sprinkler system, dead tree removal/pruning, replaced broken umbrellas at the beach due to storm, replaced toilet in park bathroom, and short-term fix of sprinkler system.
- The board encourages everyone to pitch in to help reduce unexpected costs. If you see something, say something. Please use care when using the park gates.
- The Reserve fund is projected to end with \$188k. The projects completed in 2024 were: Mailbox structure cleaning & painting, Painted fence on south park line, and replaced beach sand. The community did not complete entrance fence replacement due to SR169 construction.
- Preliminary 2025 budget projects income of \$105k with expenses of \$101 to end 2025 with \$18k in the operating fund.
- Preliminary 2025 reserve fund is projected to \$219k from the 2025 budget.
- Dues for 2025 will increase to \$900/home. \$622 will be used for operating expenses and \$278 saved towards the reserve fund.
- A total of 46 votes were received and all 45 voted to support the ratification of the 2025 budget.
- A total of 46 votes were received and all 46 voted for internal audit team to conduct the audit for the 2024 HOA financial statements and records.

#### LFE HOA CC&R refresher

- Current members of the ACC were named and introduced. The ACC's role is to ensure all the changes in the community are following the community guidelines as outlined in the CC&Rs.

#### Elections

- President, Contract Administrator and Secretary are up for election for 2025 to 2026 term.
- Ballots must be received by 12/6/2024 and be tallied at the 12/12/2024 board meeting. Winners will be notified after the board meeting to start the 2-year term starting on the 1<sup>st</sup> 2025 HOA meeting.
- Responsibilities and expectations were explained and asked the community for nominations in addition to the incumbent candidates.

#### 2025 Good Neighbor Days

- Neighborhood volunteers who are willing to help neighbors with ad-hoc tasks whenever the need arises.
- Residents can send request to the HOA email at [LFEHOA.POBX782@gmail.com](mailto:LFEHOA.POBX782@gmail.com)
- Good Neighbor Day Coordinator is Kim Hancock

SR169 committee quickly went over the current SR 169 project news and

Neighborhood watch program

## Neighborhood Watch Program

#### • 11 Team Captains

- Michael & Karen Clark (Lot 4)
- Sandra Munsey (Lot 9)
- Calvin Mark (Lot 19)
- Kristin Morgan (Lot 34)
- Diane Frishman (Lot 40)
- Jody Carder (Lot 58)
- Lisa Heins (Lot 64)
- Kim Hancock (Lot 69)
- Jenny Schroder (Lot 91)
- Geralyn Walsh (Lot 112)
- Audrey Sutton Mills (Lot 103)



T45 project update was discussed.

#### Action Items and Assignments

Next HOA meeting on Thursday, December 12th, 2024, on Zoom 6:30 – 7:30pm