

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, May 8, 2025

Location: At Picnic Shelter 6:30 – 7:15 pm

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

ACC report

- Lot 46 tree removal request and paint request approved.

Contract Administrator's Report

- Irrigation system turned back on 5/8/2025. Backflow prevention testing to be performed by Mannie.

Secretary Items

- Approval of minutes – April 2025 meeting minutes were approved by the board members present.

Treasurer - Larissa

- 110 of 115 homeowners have paid their 2025 HOA fee.
 - Lot 43 deferred payment due to probate circumstance
 - 4 outstanding homeowners will receive certified letter.
- YTD thru April 2025, actual expenses is \$4.7k under budget

Action Items:

Event Coordinators

- Community Pride Day – get volunteers and plan repair/maintenance projects.
- Review Neighborhood Garage Sale

Contracts Admin:

- Backflow Prevention Testing for HOA irrigation system

Secretary:

- Spring Newsletter to be sent out

Secretary:

- Send Meeting Minutes for Review

SR 169 Committee:

- Discuss front signage and frontage landscape plan with Maple Valley City

Emil:

- Reserve study audit will take place in May 2025

Next HOA meeting Date and Location:

- Thursday, June 12th, 2025, At Picnic Shelter 6:30 – 7:15 pm