

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA meeting date & time: Thursday, October 9, 2025, 6:30 – 7:35 pm

Location: Microsoft Teams

Attendance: Emil Scioli, Sandra Munsey, Larissa Nixon, Joe Pan, Kim Hancock, Tracey Barnes, Troy Loftus

Follow up:

- Lot 51 Fence update pushed to Spring - Resident didn't reply to proposal to delay installation of park trespass preventative measures along her fence until spring. To follow up with the resident.
- Rope cut down service updates - TBD
- Splinters on Dock plan - Spring project for 2026, looking for volunteers
- Lake Wilderness water quality reports - TBD
- Security survey results - 57 survey results received. Inconclusive results for resident support for security guard for 2026 summer.

ACC report:

- Lot 23 - RV temporary 1 week parking on the lot was approved.
- Lot 31 - Paint request approved.
- Lot 41 - RV has been removed from the property.
- Lot 85 - ACC didn't hear back from the homeowners or receive the request form. ACC to follow up by next meeting.

Neighborhood Watch Report:

- No updates

Contract Administrator's Report:

- Updates from Landscaping/ Safety Audit/ Yellow paint - No update

Secretary Items:

- All board members present approved the meeting minutes from September 2025.

Treasurer:

- Financial Report, all 115 homeowners have paid their 2025 HOA dues. We are under the annual budget year-to-date by approximately \$19k, primarily driven by lower maintenance, lower legal fees this year, and under expenditures for community events.

Action Items:

Treasurer: Budget Preview due October 1st

Secretary: Prepare voting Pamphlets

Contract Administrator: 2026 Expenses for Security, Lawn Maintenance.

President: To follow up with Contract Administrator for 2026 expenses.

Dry run for HOA annual meeting before the annual meeting

New Business:

- Review draft annual meeting agenda and plan for the meeting presentation

Community Concerns:

- Open Forum for members

Next HOA meeting Date and Location:

- Thursday, November 13th, 2025, At Microsoft Teams!