

LAKE FOREST ESTATES

Homeowners Association

Board of Directors Meeting Minutes

Time: Thursday, May 21, 2026 | 6:35 PM – 7:34 PM

Location: LFE Community Park Picnic Shelter

Attendance: Emil Scioli, Stuart Morris, Joe Pan, Sandra Munsey, Kim Hancock, Tami Miller, Suzanne Williams, Calvin Miller, Cathy Taketa

I. Resident Comment Period

The meeting was called to order at 6:35 PM. The floor was opened for resident comments. The board and residents held a discussion regarding the neighborhood little library, including its current request, proposed condition, community use and community impact.

II. Officer & Committee Reports

ACC Report: The following applications were reviewed since the last meeting:

Lot 03 Backyard Retaining Wall (Approved)

Lot 23 Fence Request (Approved)

Lot 29 Tree Removal (Approved)

Lot 79 Front Door Repainting & Tree Removal (Approved)

Lot 81 Shed Installation (Conditionally Approved)

Lot 82 Shed Installation (Pending)

Contract Administrator: The landscaper has been provided an key to access the park. Stuart is in discussions with the landscaper regarding additional improvement work to be performed at the park. Stuart is in contact with Watson Security to explore options for improving park gate security.

Treasurer's Report: Budget Status: Operating expenses came in 14% below budget through April 2026, partially offsetting a small shortfall in HOA dues revenue for the same period. Outstanding Dues: Eight (8) homeowners remain outstanding on their 2026 HOA dues. Follow-up outreach to those homeowners is currently in progress.

SR169 Committee: Entrance Remediation: Remediation of the front entrance is underway and is expected to be completed by next week. PSE Electrical Restoration: PSE is scheduled to restore electrical power to the front entrance next week. This will return the LFE entrance marquee lighting and irrigation system to full operation.

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III. Agenda & Action Items

- Minutes from the April 2026 meetings were approved by the board members present.
- Transfer of \$40,000 operating cash from Checking to Savings account to earn interest was approved
- Dock Repair Expenses Incurred was approved by the board members
- 2025 HOA Financial Audit Date (Tentatively June 2026)

IV. Discussion & New Business

Newsletter: Pending final submission of remaining articles, the completed newsletter will be forwarded to the newsletter editor for distribution.

Open Forum

Treasurer Resignation & Interim Appointment: The newly elected Treasurer resigned due to personal availability constraints. Sandra Munsey was nominated and approved by the board members present to serve as Treasurer for the remainder of 2026.

July 4th Neighborhood Celebration: Tentatively scheduled for July 4, 2026. The board is still confirming volunteer leads to organize the event.

Sports Court Resurfacing / Power Washing: Stuart Morris and Suzanne Williams will explore potential vendors and costs for sports court resurfacing or power washing.

Sports Court Water Spigot: New water spigot along the front entrance and sports court area is being considered to support future power washing needs.

Basketball Backboard Replacement: Options for replacing the basketball court backboard are to be researched and presented at a future meeting.

Reserve Study Update: A reserve study update is scheduled for July 2026.

Summer Park Security Schedule: The summer park security schedule will be discussed at an upcoming board meeting.

E-Bike Safety & Trail Concerns: A newsletter article will be drafted to address e-bike speeding and trail safety concerns in the neighborhood. Residents are encouraged to report incidents directly to law enforcement.

Park Hours Signage: A suggestion was made to post signage at the park indicating official operating hours.

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The meeting was adjourned at 7:34 PM.

Next Meeting:

Thursday, June 11, 2026 Location: Neighborhood Picnic Shelter Time: 6:30 PM – 7:30 PM