

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, August 8, 2024

Location: LFE Park from 6:31pm to 7:58pm

Attended: Emil Sciolli, Sandra Munsey, Jacob Morgan, Kim Hancock, Lisa Heinz

Follow-ups from last meeting:

1. Emil & Stuart replace net on sports court and recruit a tender of the court: Complete
2. Stuart to get quotes on basketball nets, new net system and surface repair: Pending Bids
3. Sandra gets quote on broken locks 7/15: Complete
4. Emil sends note to community-on-community ownership. 7/13: Complete
5. Stuart to speak to Unique about blowing off the sport court weekly. 7/15: Complete
6. Larrisa to send CD rates for August CD's: Reserve Complete, August Rates Pending
7. Emil post June Minutes to Website: Complete
8. ACC follow up request with lot 2 on the roof.: Complete
9. Gary & Stuart purchase new box for sprinklers: Updates needed
10. Stuart complete sprinkler project with Mr. Rain: Pending vendor response
11. Dick Sign install update: Complete
12. Emil Start Reserve Study Meeting update: Complete

ACC report –Eric, Gary, Bob, Jacob, Dick

- Dick Lopes Resigned from ACC to fully support 169 committee and Ongoing projects in the community.
- Lot 9 tree's removal approved

Neighborhood watch report - Jody

- No updates

Contract Administrator's Report

- Cedar River notice of irrigation leak. Confirmed on northside of monument in the shrubs in-zone-E10 leak on 8/2. Dick repaired on 8/4 THANK YOU, DICK! This was an in-zone leak but will still likely contribute to a slight overage due to the velocity of water flow. Unique Landscaping replaced broken heads in E3 free of charge. Should be back on and grass on center section of 253rd will start to green up again. Unique is aware of construction commencing and will redraw scope of contract for consideration once frontage is taken over by project.
- Homeowners notice water leaks on the trail. Dick and I spent some time down there and after running through everything believe we found the problem; valve on P-1 was not shutting, causing it to run the whole duration of the system. The master valve was set to run for 6 hours so P-1 was likely running for 6 hours stuck open and no other zones were getting full water pressure, hence the yellowing. P-1 has been temporarily disabled, the master valve adjusted back down to 1:55 run time to match the reduced duration we set for all other zones, with a small cushion on each side. After consulting with Unique landscaping, it is recommended we open the valve and try to clear any gunk that could be causing it to stick open. The master valve that was installed earlier this year likely prevented that zone from running continuously and we should consider a similar master valve when the entrance system is redone after construction.
- Adjusting waterflow for front and park sprinklers
- Safety audit passed
- New backflow device installed and tested. More sprinkler work required for the park.

Secretary Items

- July meeting minutes were approved by the board members present.

Treasurer –

- Financial review postponed until review on August 14th
 - Finances reviewed and approved by board
 - Transferred 100k into CD's

- August CD rolled into Money Market Account as advised by our fiduciary.

Old Business

- 2023 14 concerns by residents for park safety, security, and enjoyment.
 - Bids were presented by Sandra- Board approved Signs to be ordered and installed
 - Remaining proposals will be brought to the community at the November Meeting.
- Lisa Heins, a member of the subcommittee for park concerns, presented to the board her experiences in the park with violators of our rules. She was inquiring whether the board had an appetite for clear rules and consequences. Before investing the time in this project, she wanted to ensure it wouldn't be a waste of time and that the board would support and enforce rules. Emil confirmed the current policy is to not engage but to call the police for all non-residents. The board is not aligned on a strategy to resolve this issue caused by residents. Lisa also said that she hopes the board will respect the results of the last survey where most responses indicated they were not concerned enough about park issues to support a rise in fees or other large financial investments. She said that if we as an HOA aren't able/interested in enforcing rules with our residents then she wouldn't support other, more costly solutions to the park concerns.
 - Fliers have been posted across the lake and renters of boats and paddle boards will be notified at time of rental that the LFE dock is private property.

New Business

HOA awareness campaign: Kim Hancock to send a letter to the listing agent on file for any house that goes on market.

Good Neighbor days: New form letter designed to capture the critical info needed to move forward in neighbors being neighbors.

Action Items and Assignments

1. Sandra & Emil to speak to Insurance agent about trespassers on land that we own but cannot modify due to green space status.
2. Emil research land options for the tracts we own but cannot use.
3. BOD to vote on the Good Neighbor Days form.
4. BOD to vote on Money Market account.
5. BOD to work with State officials on trespassing in Green Zone
6. Sandra to post non-emergency number for trespassers in park
7. ACC to send letter to lot 85 for several infractions by renters.
8. Larissa to send CD Rates to BOD prior to 9/1
9. ACC follow up request with lot 2 on the roof.: Pending Reply
10. Gary & Stuart purchase new box for sprinklers: Updates needed
11. Stuart complete sprinkler project with Mr. Rain: Pending response
12. Stuart to get quotes on basketball nets, new net system and surface repair.
13. BOD to vote on updating ACC committee, removal of Mr. Lopes and add Kim Hancock.
14. Emil Prep Power point for 2024 Meeting 1st draft due 9/12.

Next HOA meeting on Thursday, September 12th, 2024, at LFE PARK 6:30 – 7:30pm