

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting date & time: Thursday, June 12, 2025

Location: The picnic shelter at the LFE park from 6:32 – 8:04 pm

Attendance: Emil Sciolli, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan, Jacob Morgan, Kim Hancock, Merek Chertkow, Kris McMackin, Sarah Caruana, Scott Thomasson, Patricia Thomasson, Courtney Black, Brian Black, Natasha Cutlip, Geralyn Walsh, Lisa Heins

Follow up:

Community Pride Day Results – Stuart Morris

- Good turnout and planned park repairs completed. Shower repair TBD and power wash not completed.

Neighborhood Garage Sale Sign Evaluation – Sandra Munsey

- The garage sale sign is in sufficiently good condition to be used again next year.

Major Park Rule Updates – Emil Sciolli

- Sign posted in the park, rules are posted on website, letters sent out to all homeowners via mail, fines will be issued to homeowners that breaks park rules repeatedly.

Backflow Prevention testing for HOA – Stuart Morris

- 2 backflow tests completed by Mr Rain and the results were posted to the state agency.

Preliminary Survey Results – Emil Sciolli

- Current results do not favor to raise annual dues. Survey closing on 7/4/2025.

169 Updates- Landscape design, Sign updates & City remarks – Sandra

- Committee met with MV city on 6/10/25 and gave design input regarding LFE frontage. MV offered to

Picnic Shelter Roof updates – Jacob Morgan

- Jacob to meet with Dick Lopes before 7/4/25 to go over designs.

Reserve Study Audit Updates – Emil Sciolli

- Received reserve study audit results however, the accounting method used appears excessive. Will reassess the reserve study under new standard.

ACC report – Kim Hancock & Jacob Morgan

- Lot 96 Fence update approved.
- Lot 82 Driveway widening approved.

Neighborhood Watch Report – No updates

Contract Administrator's Report – Stuart Morris

- Landscaping service updated and one-time front area landscape approved by board

Secretary Items – Joe Pan

- May meeting minutes was unanimously approved by the board of director members.
- A park rule violation was issued to lot 85 tenant.

Financial Report, Dues update – Larissa Nixon

- 111 of 115 lots (96.5%) paid 2025 dues. 1 lot late due to estate sale, 3 unpaid as of June.
- Actual expenditure is approximately \$7k under budget through May 2025 but the expenditure is expected to catch up to budget by year end.

New Business:

Community Concerns discussed by all the residents in attendance.

- Natasha – The additional security signage has helped to reduce trespassers. She's concerned about retribution by teenage trespassers which have hopped her fence into the community park. The non-adult

residents have brought excess number of guests into the park. Residents continue to walk their dogs off-leash at the park. She would like to see keycard access lock upgrade to the community park entrance.

- Scott and Patricia Thomasson: Inquired if its possible to install barb wires along the fence to deter trespasser from jumping over the fence.
- Courtney Black: Courtney described several incidents at the park she encountered with teenage trespassers. She would like to see infrastructure upgrade to the park and wants the board to approve expenditures to upgrade the park doors and parking lot gate. Courtney would like to explore hiring private security guard to deter trespassers. She wants the park locks to at least be re-keyed and issue all new keys to all residents, or upgrade to electronic keypads or key fobs.
- Sarah Caruana: She's an attorney and offered her professional advice that our HOA should not install barb wires over the fence due to liability concerns. She supports changing the lock to electronic keypad or key fobs.
- Stuart Morris: Stuart described encounters at the park with teenage trespassers and his concerns for his family's safety and personal safety.
- Survey around the residents in attendance at the meeting, the consensus for the most visited time to the park being the summer month, during warm days, weekdays between 12pm to 6pm, and weekends.
- The community discussed how to improve park safety. Suggestion came up to explore lifeguard presence at the park as an authority figure to provide safety and deter non-resident swimmers, paddle boards, and boaters coming to the park from across the lake.

Park Committee Updates

- The same park issues with trespassing, gate/fence hopping, swings by the lake have persisted since the start of LFEHOA in the mid-1990's to present.
- Lisa Heins updated that the rope swings at the park were cutdown last year. The Parks department recently cut down a rope swing on their land just north of the LFEHOA park. Suggested to put more no trespassing sign along the lake on the land alongside the lake to deter future new swings from being setup.
- Sandra discussed all the actions taken and suggestions adopted by the HOA per the suggestions from the park committee.
- The HOA received one quote of approximately \$70k for security infrastructure upgrades. The concerns are the upfront costs and increase in maintenance cost with new infrastructure and HOA assets. There could be a one-time assessment to pay for the upgrade.
- The cost to re-key existing park gates is approximately \$5,500 using 2024 key cost.
- Police and insurance company suggested to call the police to deal with aggressive trespassers when confronted.
- The park committee recommends to first attempt to educate LFE homeowners on park rules and consequences before the HOA spends money to upgrade security in response to park concerns.

Action Items and Assignments

- Sandra - Plan for assignments for next summer newsletter. Setup another event with the police department at the park regarding security and trespassing.
- Stuart – Safety Inspection Due 7/1/2025. Check to see if there's extra security signage available to be placed around the park. To arrange for cleaning of the basketball/tennis/pickleball court.
- Joe – Draft and send out meeting minutes.
- Audit committee (Kyle, Larrissa, and Joe) - Plan 2024 HOA financial audit by July meeting with target to complete the audit completion by August meeting.
- Emil – Get quote for lifeguard for the park during summer.
- Natasha/Kris – Get quotes for lock replacement cost and security guard cost during the summer.
- BOD executive session on continued off-leash dog violations.

Next HOA meeting Date and Location:

- Thursday, July 10th, 2025, At Picnic Shelter 6:30 - 0:715 pm
- Adjournment