

**Lake Forest Estates  
Homeowners' Association  
BOD Formal Meeting Agenda**

HOA monthly meeting: **Thursday, August 21, 2025**

Formal BOD meeting **6:30 pm – 7:15 pm (All are welcome)**

Location: **The Park!**

Call to Order, Roll Call, Follow-ups, Officer & Committee Reports:

Follow up:

- Audit committee (Kyle, Emil, and Joe) - Plan 2024 HOA financial audit by July meeting with target to complete the audit completion by September meeting.
- Lot 100/85 updates
- Reserve Study Meeting Scheduled 8/24 at Park – Emil
- HOA Management companies range from \$20-95/ Lot/month depending on responsibilities. \$27,500-\$131,100/ year
- Kim Hancock to get comparative HOA dues for comparisons.
- Explore suggestion to add a trash can by the sports court.
- Additional No Trespassing signs for Rope Swing area

ACC report

- Outstanding opportunities/ pending approvals/ Approved since last meeting.

Neighborhood Watch Report

- Updates to the community

Contract Administrator's Report

- Updates from Landscaping/ Safety Audit/ Yellow paint

Secretary Items

- Approval of minutes

Treasurer

- Financial Report, Dues update

Action Items: Treasurer: PO Box Renewal | President 2025 Meeting Location |

New Business

- Fence modifications at the park.
- Solar Panel discussion
- Security feedback from community
- Board Positions opening in January: VP & Treasurer
- Add Rope swing cut down service to 2026 budget (bi weekly)?

Community Concerns

- Open Forum for members

Next HOA meeting Date and Location:

- o Thursday, September 11th, 2025, At **Picnic Shelter** 6:30 - 0:715 pm

Adjournment