

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, April 10, 2025

Location: MS Team from 6:30pm to 7:30pm.

Attended: Emil Sciolli, Sandra Munsey, Stuart Morris

- Financials: Larissa Nixon
 - No Updates. Financial reports for March will be sent emailed to the board by 4/13/25.
- Calendar of Events Review
 - 4/19/25 - Easter Egg Hunt. 10am – 11am RSVP email went out on 4/9/2025.
 - 5/17/25 – Community Spirit and Pride Day – Stuart to coordinate project lead and a list of activities.
- CD – Members present voted Yes to a \$10k, 6 Month CD at 4.15% Interest rate.
- Secretary of State Renewal. Action completed on 3/6/2025.
- Water turn-on – Action completed by Stuart Morris
- Annual survey – Survey shared with all board members. No changes or updates. Survey will be emailed to homeowners, included into the April newsletter and posted on mailboxes. The result of the survey will be shared at the annual homeowners meeting. The purpose of the survey is to get input from homeowners regarding park security, park amenities, pet amenities & yearly dues.

ACC Report – Emil provided the following status

- Lot 25 - Request for landscaping .
- Lot 46 - Request for paint
- Lot 100 - Request for paint.

Contract Administrator's Report – Stuart Morris

- Safety audit for March completed. No major findings
- Signage needs to be updated and Stuart is working with Maple Valley Signs to get a quote.
- Park Rules are being updated and will be shared with the community soon.
- Park restroom is now open. Bathroom and Park supplies (trash bags) need to be ordered.

Secretary Items

- Approval of minutes – March 2025 meeting minutes were approved by the board members present.

New Business / POC

- Quarterly Newsletter - Jenny Riehle will lead in assembling the newsletter.
 - Newsletter articles –
 - Emil Sciolli - President's message,
 - Larissa Nixon – Financial Status
 - Emil – Easter Egg Hunt Celebration write up with photos
 - Sandra Munsey - SR 169 update
 - Sandra Munsey – Annual Survey
 - Community Spirit & Pride Day update targeted for Saturday, May 17, 2025
 - Sandra Munsey - 4th of July Event.

- Picnic shelter roofing project. - Jacob Morgan (Still in work)
- Quote for Front Entrance Fence (169/253rd) - Stuart Morris working on getting a 2nd quote
- Quote for park parking lot - Emil Scioli. (Still In work)
- Yellow paint for steps leading to the dock - Eric Hancock (No new updates)
- Confirm with city Steven Chen when is the 1st opportunity to install new LFE fencing on SR169 / 253rd pl.
 - The city confirmed, No problem fixing the fence by entering the Homeowners property. The board wants confirmation that contractor can enter homeowner's property from 169. Sandra to coordinate
- Backflow Testing. Emil to inform LFE Community that there is a new certified backflow tester available: Jeremy Wise with company **3:16 Backflow** (253-262-8847). Cost \$50.00.
- Attorney Training Session for 2025
 - Held on Friday, April 3, 2025. Present: Emil Scioli, Larrisa Nixon, Sandra Munsey. Emil summarized all major talking points and the new RCW adopted by the State of Washington

Next HOA meeting: Thursday, May 8, 2025, Meet at LFE Park 6:30 – 7:30 pm