

LAKE FOREST ESTATES
Homeowners Association
Board of Directors Meeting Minutes

Time: Thursday, June 11, 2026 | 6:32 PM – 7:35 PM

Location: LFE Community Park Picnic Shelter

Attendance: Emil Scioli, Stuart Morris, Sandra Munsey, Tracy

I. Resident Comment Period

The meeting was called to order at 6:32 PM. The floor was opened for resident comments.

II. Officer & Committee Reports

ACC Report: No reports were received since the last meeting.

Neighborhood Watch: No report this period.

Contract Administrator:

- The gate company has not returned calls or emails; alternate gate vendors are being explored. Gates are currently in working order.
- Sprinklers have been turned on for the season. A Zone 1 irrigation leak has been identified; sprinkler head work is required and new hose bibs are to be installed. Quotes are pending.
- A park safety inspection has been scheduled for July, prior to the 4th.
- Old dock wood removal remains outstanding; volunteers are being sought.
- The pea gravel paths need a once-over. Sandra to contact John Thompson for a bid.
- Sports court resurfacing quotes are coming in; the first quote came in high.
- Sandra to follow up with volunteer Susan regarding progress on basketball backboard replacement.

Secretary Report:

May minutes were approved

Board adopted the 169 Budget Template, Settlement funding spending, and the committees subcontract management role

Treasurer's Report:

Budget Status: Operating expenses are currently running 12.5% under budget due to timing; the HOA is expected to be on budget by July/August 2026.

Outstanding Dues: Three (3) households remain outstanding on their 2026 HOA dues.

Annual Financial Audit: Emil to email Kyle, Joe, and Sandra to schedule the 2025 annual financial audit.

SR169 Committee:

A Status Report was presented. The four (4) Temporary Construction Easement (TCE) options will be finalized by the 169 Committee and submitted to the Board for review and consideration. Once finalized, the community will take ownership of the land, irrigation will be installed, and the fence replaced. Planting planning will begin at the end of October — the super El Niño season is not a viable window for planting.

III. Agenda & Action Items

- Reserve Study Audit is 85% complete; the full report is expected by end of month.
- Summer Park Security Schedule was decided upon by the board.
- The board voted to forgo an in-person board meeting in July 2026. Board members will continue to coordinate through subcommittee meetings throughout the month.

IV. Discussion & New Business

Newsletter:

The newsletter remains in progress, pending the E-bike new law article.

Annual Member Survey:

The annual member survey was reviewed and will be incorporated into this year's Annual Meeting planning. Early indication from survey responses: limited interest from members in joining the board.

The meeting was adjourned at 7:35 PM.

Next Meeting:

No in-person board meeting will be held in July 2026. Board business will continue through subcommittee meetings.

Next in-person board meeting: Thursday, August 13, 2026 | Location: Neighborhood Picnic Shelter | Time: 6:30 PM – 7:30 PM