

*Lake Forest Estates*  
*Homeowners Association*

## **BOD Formal Meeting minutes**

HOA monthly meeting: Thursday, April 8, 2023

Location: **In person at neighborhood Park**

### **Attendees:**

Emil Scioli (President), Eric Hancock (VP & ACC), Sandra Munsey (Treasurer), Stuart Morris (Contracts Administrator), Joe Pan (Secretary), Dick Lopes (ACC), Jody Carder (Neighborhood Safety)

- Secretary items
  - Approval of March meeting minutes – Deferred to May 2023 meeting.
- Upcoming LFEHOA activities:
  - May community newsletter drafts by May meeting
  - Community Pride Day on May 6, 2023. Dick Lopes will manage the priorities list.
  - Neighborhood July 4<sup>th</sup> party (Tami & Calvin to champion)
  - Neighborhood BBQ party in summer
- Property management:
  - Board/ACC will send CC&R clarification to all homeowners to regularly educate and remind residents of neighborhood rules.
  - Lot 114 Motor home removal and fence gate taller than 6 feet maximum allowed height: Multiple ACC/HOA emails to homeowners have been ignored. Next step is to send certified ACC letter to Lot 114 homeowner.
    - Discussed friendly conversation to engage homeowner.
  - RV and wrecked vehicle in driveway – ACC will discuss with homeowners. If violations persist, then email to homeowners will be sent to notify them of violations.
- Continuing business:
  - Neighborhood paint pallet – Discussed guidelines for approved color pallets to include feedback and be inclusive of existing house colors.
  - In 2023, mailboxes will be repainted and fences along RT 169 will be repaired as the Maple Valley begins work on the road widening and round-about.

- Neighborhood dock
  - Gary Schroder was nominated to lead the dock replacement plan for cost assessment, timeline, regulatory requirements, and limitations.
  - Re-evaluate the budget reserve study and how it will impact the HOA annual dues if the dock is replaced in 2023 vs original estimated life.
- Next HOA meeting schedule:
  - Thursday, May 11th, 2023