

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting minutes

HOA monthly meeting: Thursday, August 10, 2023  
Location: In person at neighborhood park from 6:30pm to 8pm.

### Attendees:

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

ACC report – Dick, Eric, Gary, Bob, and Jacob.

- Lot 94 house painting request was approved.
- Lot 25 requested for approved color palette.
- Christine Benda resigned from the ACC committee and Jacob Morgan joined the ACC.

Neighborhood watch report - Jody

- Suspicious man and car stopped by lot 24. The driver was supposedly looking for Michael when confronted by the homeowner.
- Jody Carder's fence along the legacy site has been damaged by a fallen tree. Recently, an unknown person strayed into their backyard from the legacy site through the broken fence. When the trespasser was confronted, he claims he got lost looking for the farmer's market and was allowed to go through the yard to the street.
- On 7/19/2023, the neighborhood park was vandalized with spray paint and graffiti. A hole was cut in the fence along the walking trail by the park. The same night, lot 70 had a passenger van stolen from its driveway. The vehicle was later recovered in Auburn with its tire slashed and seats taken.
- On 7/30/2023, there was a theft of yard statue decoration at lot 22 in the early morning hours.
- On 8/10/2023, there was a loud explosion sound overnight along 235<sup>th</sup> Way SE. Shortly after, a series of explosions followed which appeared from further away. Lot 15 homeowners helped their neighbor to extinguish a small yard fire stemming from the explosion. Police responded and suspected it was a mortar firework launched from outside the neighborhood.

Contract Administrator's Report – Stuart

- There were 2 water leaks in the neighborhood sprinkler system due to damaged valves causing approximately \$6k of water charges through July. The leaks have been identified, stopped, and repair options are being explored. Sandra is working with Cedar River Water to explore options to reduce the billed amount. Stuart is working with Landcare and plumbers to repair the damage.
- Multiple bushes by the front entrance island have withered due to lack of water. Landcare altered watering frequency and timing. Stuart will work with Landcare to adjust them.

Secretary Items - Joe

- July HOA meeting minutes was approved by the board members in attendance.
- The new board approved LFE solar panel guideline has been mailed to all homeowners notifying everyone per CC&R.

#### Treasurer - Sandra

- 114 out of 115 homeowners paid the 2023 HOA dues. Sandra is working to collect from the last homeowner.
- Actual HOA spending year to date through July 2023 was approximately one thousand dollars under budget. However, year to date spending is expected to exceed budget after August due to large water bills stemming from the irrigation system leaks and cost to repair them.

#### Outstanding Opportunities

- The 4th of July neighborhood barbeque party was a big success due to generosity and planning by Calvin Marks, Tami Miller and others that volunteered and contributed to its success. The board and other attendees brainstormed on possible ways to show its gratitude and appreciation.
- SR-169 update: Maple Valley city leadership is working with WA State for construction budget. There are competing priorities from larger cities in the state and there's no firm date when construction will commence.
- Neighborhood Park dock replacement: Stuart is working with Gary on quotes for dock replacement. Stuart plans to reach out to additional dock builders for price quotes for comparison.
- RV storage by homeowners on premise has been a discussion over the decades with a lot of disagreements over many years. There's currently disagreement over CC&R interpretation concerning the types of vehicles disallowed and what satisfies adequate screening between residents, ACC, and board members. The board and ACC has discussed the issue many times over the years and will attempt to clarify the subject.
- No new rule on drone usage within the neighborhood is planned. Residents should reasonably expect to be able to enjoy their property and privacy without nuisance by their neighbors, including having drones flying over their property for extended amount of time.
- Newsletters are being drafted and will be sent out to all homeowners soon.
- Emil is working to convert ACC forms to online forms which LFE homeowners can complete and submit online for approval. Testing is underway but there's no definite deadline for implementation.
- Emil is working to scan all historical HOA documents on paper. Tentatively, scanning is expected to be completed by year end. Volunteers welcome to help.
- 2023 Annual HOA meeting will likely to be hosted online. However, meeting plans are still being discussed.
- Fall neighborhood party ahead of Halloween is scheduled to take place on 10/29/2023. Details will be sent out.