

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Monday, December 14, 2023

Location: Microsoft Team meeting from 6:32pm to 7:13pm

Attendance: Emil Scioli, Eric Hancock, Stuart Morris, Sandra Munsey, Joe Pan, Bob Sterzinger

ACC report – Eric, Bob

- Lot 68 – Tree removal pending response from homeowner on replanting plans

Contract Administrator's Report – Stuart

- Pending draft written contract from Unique irrigation for land care as new vendor
- Mr. Rain company will perform irrigation enhancement in 2024

Secretary Items - Joe

- Annual Member meeting minute was reviewed and approved by the BOD
- Voting Results – 42 votes received, 42 votes for Sandra as VP, 41 votes for Larison as Treasurer for the 2024-2025 term year.

Treasurer – Sandra

- Budget vs actual came over budget by ~\$9k through November but will end the year in a better position ending over budget by ~\$6k.
- All board member approved transfer of ~\$22k from operating fund to reserve study fund for the 2023 fiscal year.

Community Business

- 169 widening Project – Pending final negotiation with the City. The board and the 169th project committee are thankful and grateful to have worked with the city and its engineers for a favorable and fair outcome. We are eager to finalize negotiations.

- Santa Sleigh - Maple Valley Food Bank will be coming to the community the evening of 12/15/2023

- Updates to CC&R's – Look to the community for volunteers to champion committees for CC&R changes in 2024 for exterior lighting, grass coverage, paint colors, driveway materials

- Updates on Lot 93 – The Board, ACC, or legal counsel didn't received reply from the homeowner.

Currently, the homeowner has rectified the complaint and brought the property in line with the CC&R standards.

The board and ACC is grateful for the homeowner's cooperation to bring the property back in compliance with the CC&R standards and considers the complaint resolved.

- Emil is working to convert ACC forms to online forms with the objective for 2024 roll out.
- Emil is working to scan all HOA documents with the objective is to complete by end of term Dec 2025.
- Dock replacement update - On Hold Until April 2024 and exploring options

- Events and newsletter calendar for 2024 will be discussed in January 2024 meeting with the new Board members

Next HOA meeting Date and Location:

- Thursday, January 11th, 2024, On Microsoft Teams 6:45 – 7:30 pm