

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting Agenda

HOA monthly meeting: Thursday, January 11, 2024  
Formal BOD meeting 6:30 pm – 7:30 pm (All are welcome)

Call to Order 6:32pm

Roll Call: Gary, Dick, Stuart, Joe, Sandra, Larissa

Officer & Committee Reports:

Introduction of new BOD members.

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

- Outstanding opportunities/ pending approvals/ Approved since last meeting.
  - Lot 68 - 1/8<sup>th</sup> Tree removal request- completed.

Neighborhood watch report - Jody

- Updates to the community
  - No Updates

Contract Administrator's Report – Stuart

- New Vendor Start Date
  - Signed Contract Unique Landscape
  - Keys recovered from LandCare.

Secretary Items - Joe

- Approval of minutes
- Minutes approved.

Treasurer - Larissa

- Financial Report
- 91k in budget, spent 93k: lawyer fee's, water leak, Special products arborist.
- Envelopes stuffed- Mailed out Invoices for 2024 Dues- Due 2/28.

New Business

- Community Calendar of Events- Approved
- Easter Coordination needed-
  - We need a Hero? (Your name Here)
- Member Survey for 2025 expenditures.
  - Conversation is started.
- Updates to CC&R's
  - Exterior Lights, Grass coverage, Paint Colors, Driveway Materials,
  - Since we don't have fines, no leverage to make changes, Should we have Fee's put into the CC&R's?
  - We will get the quotes to support the cost to change the CC&R's?
  - Further legal conversations pending 2024 Training session.

## Old Business

- Emil is working to convert ACC forms to online forms – COMPLETE- pending Testing.
- Emil is working to scan all HOA documents - Objective is to complete by end of term Dec 2025.
- Dock replacement update:
  - Regulatory issues that have arisen will set the timeline. The permitting process is scheduled for 6-12 months. We will continue this conversation into 2025.
  - Looking to partner with neighboring associations to help with timelines.
- Consent from Members to receive updates through email.
  - We need to encourage Members to keep their email address up to date with the HOA.
- 169 widening Project – Dick Lopes
  - Anticipating documents to review in the next few weeks.
  - Terms & Conditions review process.
- Newsletters review-
  - Volunteers needed for Easter Egg hunt, 4<sup>th</sup> of July, Community Pride day

## Community Concerns

- Open Forum for members

## Action Items and Assignments

Next HOA meeting Date and Location:

- ○ Thursday, Feb 8th, 2024, On Microsoft Teams 6:30 - 0:730 pm

Adjournment: 7:42pm