

Lake Forest Estates
Homeowners Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, June 8, 2023

Location: **In person at neighborhood Park**

Attendees:

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

ACC report – Dick

- Lot 34 – Work request approved.
- Lot 109 – Work request approved.
- Lot 19 – Deck Pending completed form.
- Lot 95 – Yardwork completed.
- Lot 85 – ACC will contact homeowner regarding new tree to be planted. It's been 2 years since the replacement trees should have been planted.
- Emil will reach out to neighboring HOA contacts to see how they are managing the RVs and campers in their respective neighborhoods.
- Dock replacement – Stuart will work with the ACC to solicit bids for pricing and budgeting.
- The new paint request form by the ACC is approved by the board. Notification of the new paint request form will be sent out to the community and be posted to the LFEHOA website.
 - Suggested guidelines for preferred paint pallet are for discussions with homeowners but they are not official rules.

Contract Administrator's Report – Stewart

- Park repairs – Lawn sprinkler timer will be repaired.
- Faucet by Picnic shelter has been fixed.
- Mailbox repair will be completed.

Secretary Items - Joe

- April and May 2023 meeting minutes are approved by the board.
- Funding for mulch for park planter bed is approved.
- The new paint request form for ACC review is approved by the board.

Treasurer - Sandra

- HOA Dues Status: Paid: 108 H/O's, Delinquent: 7 H/O's
- Year to date, budget to actual is \$3,800 under budget through May 2023.
- Rolled CD at 5.3% is approved by the board.

Other Discussion Topics

- RT 169 update:
 - The current measured traffic noise is approximately 73dB along RT 169 by the city and there's no current noise abatement plan.
 - To send out invite to all homeowners, especially the residents along RT 169, to hear their concerns on the RT 169 changes.
 - Invite interested homeowners to be part of the RT 169 subcommittee.
 - Notify homeowners of upcoming meetings and opportunities to meet city representatives at Maple Valley Days and/or at the Farmer's market.
- 3rd & 4th of July celebration
 - Ensure the sprinkler system is turned off for the fireworks viewing and the neighborhood party.
 - Neighborhood party is scheduled for 7/4/2023 from 10am to 2pm

Next HOA meeting schedule:

- Thursday, July 13th, 2023