Lake Forest Estates
Homeowner’s Association
Formal Board Meeting

Meeting called by: Wayne Anderson, President  Type of meeting: Formal Board Meeting

Attendees: Wayne Anderson/President, Giles Nelson/Vice President
Rosanne Giurado/Secretary, Sandra Munsey/Treasurer, Troy Loftus/Contract Administrator
Bernie Glaze/ACC, Gary Schroder/ACC

Guest: Tawni Dalziel, Director, Community Development & Public Works
City of Maple Valley

Notes: Called to Order: 7:05pm
Adjourned: 9:15pm

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**Formal Board Meeting Minutes**

- Special Guest: **Tawni Dalziel, Director, Community Development & Public Works, City of Maple Valley**

**Legacy Site Plans**
- Same concept as Library
- 150 ft buffer to LFE or at least 100ft buffer with sound wall and screen
  - President requests
    - Ramp from County Green to Cedar Rivers Trail to Legacy Site for easier access
    - Plantings in buffer area and reduce nuisance plants for safety
      - City will work with Boy Scouts to improve walkability

- Council input
  - Active forest
    - Trails
    - Zipline
  - Public Market
    - ex. City of Olympia or Seattle’s Pike Place Market

- Farmers Market
  - Shelter for eating
  - Food trucks connected to power circling shelter
  - 300 parking spaces to alleviate SR169 parking
  - March 2020 development start date
  - Temporary 5 years transition to Public Market
  - Two portable toilets

- Development time frame
  - City to partner with developer due to funding
  - Zoning – currently no larger than 84ft in height within city limits
    - No zoning yet on site
    - First step to qualify developers
    - Qualified developers submit proposals
Work with developers to creating needed zoning
  • Spring and Summer community meetings regarding Zoning
    o Tawni notifies President
    o President notifies LFE community

- Email Survey
  o Sent from City
  o LFE HOA Board sent to community members to complete

- WSDOT – SR 169 traffic options
  o Traffic survey results
    ▪ 253rd did not warrant traffic light
      • Other ways to address safety concerns
      • No details provided
    ▪ 260th (south of 253rd) did warrant traffic light
  o Decision by end of January

- City to have open house in February
  o President will be notified
  o President’s Call for all residents to attend
  o Option to have just the impacted neighborhoods attend separate meeting
    ▪ Requested to have separate but also attend public community meeting

- Adjourned meeting with Tawni Dalziel, Director, Community Development & Public Works, City of Maple Valley

- Secretary items
  • Approval of meeting minutes for December 2019
  • Newsletter - Winter Newsletter articles –
    o Timeline – Per President March Mailing
      o First draft articles to secretary by end of day 02/13/2020
      o Secretary to send final drafts to Lori by 02/26/2020
      o Distribution goal 03/1/2020
  o President’s Message
    o Update on Legacy Site
    o Report of crimes to police
    o Holiday Engine
    o Franklin ghost town tour in spring
  o Vice President Message
    o Earthquake Preparedness
  o Contract Administrator: Troy NONE
  o Treasurer: Sandra (pending)
  o Neighborhood Watch Update
    • 3 cars broken into over 2-week period: Belmont, Highlands, Lake Forest
    • 2am Subaru driving neighborhood/Ring cameras recorded
  o Mailing of Dues
o Treasurer’s Report – Sandra
  • Review of Financials – On budget
    o Approved 2020 budget
  • Dues billing $717 – Mailing by end of month
  • Park improvements estimate –
    ▪ Shelter east wall - Approved
    o Pressure washing estimates $900 - HOA Volunteers-Free
    o Purchase estimate – benches and BBQ - Tabled until next year.

o Contract Administrator’s Report – Troy
  • Common areas cleanup plans
    o Community Pride Day projects - May 2 or 16th, 2020
      o Gravel for wood steps (children play area)
      o Clear gravel from lower steps
      o Repair or remove plastic batter boards for trails by sports court
      o Plants for new picnic shelter walls
      o Cleanup and chipping from tree cutting
      o Install new park benches and barbeque – Tabled for 2021
    o Bark: Next year 2021
      • Circles
      • Entry island and sign beds
    o Pressure wash after pollen
      • HOA Board Member volunteers - Troy, Gary, Wayne and Giles
        (saves HOA $900 😊)
      • Sports court – 2020
      • Shelter roof & put down moss control - 2020
      • Concrete steps - 2020
      • Entry sign - 2021
      • Picnic benches – 2021
      • Wooden park steps - 2021
      • Mailboxes (not structures) - 2021
    o Other work group
      • Cut down dead park trees
      • Disposal of firewood
      • Continue layout of NGPE - Native Growth Protection Easement line (Wayne and Giles)
      • Clear out brush and wind falls west of lower park trail
  o Contractor springtime projects
    • Retaining wall east side of picnic shelter with sprinklers
      o Approved: Jon Thomas / Msite Contracting
      o $2400 discount with 2 one year park passes
ACC report – Bernie, Gary

- Any outstanding issues / approvals
  - Working with Lot 89
    - Board approved fireplace interpretation of AC committee
    - Approved brick addition to front the front of the house to make up for chimney brick removal
    - Approved one large tree removal in front yard pending receipt of their drawing for new driveway addition and terracing of their landscape.

New and continuing business items

- Colored Christmas lights removal (clear lights will remain up until March)
  - Wayne and Giles
- Security cameras – Tabled by President
  - Start with survey
  - Watch for privacy concerns
  - Sign with notification of video monitoring upon entry
- SR169 Widening update - End of January, decision by WSDOT
- September 2020: City sponsoring ½ Ironman competition
- Storeroom records cleanup in Spring
- Joint HOA meeting – President will make contact regarding SR 169
  - Springhaven and Highlands

Next meeting schedule: February 13, 2020, 7 pm, 516 Bar and Grill