

**LAKE FOREST ESTATES
HOMEOWNERS'
ASSOCIATION**

2021

Homeowners' Meeting

WELCOME

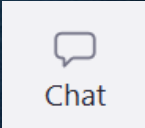
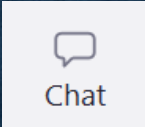
Wayne Anderson

A close-up, slightly blurred image of the American flag, showing the stars and stripes in a draped or waving manner. The colors are vibrant, with a deep blue, bright red, and crisp white.

With Respect
Honor
and Gratitude

Thank You Veterans

ZOOM MEETING INSTRUCTIONS

- Welcome to our annual Homeowners' meeting on Zoom.
- If you are not a presenter, please be sure your microphone is on mute. You may be sending household activity to everyone listening to the meeting.
- If you want to ask a question, look for the  icon, click it and you can type your question. Tracy will read your question at the end of the appropriate section.
- Please send us a note on  indicating who is listening and your lot number or address.

AGENDA

- | | |
|-----------------------------|----------------|
| ■ Welcome | Wayne Anderson |
| ■ Accomplishments | Emil Scioli |
| ■ Future Plans | Stuart Morris |
| ■ Financials | Sandra Munsey |
| ■ Neighborhood Watch Update | Sandra Munsey |
| ■ LFEHOA CC&Rs | Bernie Glaze |
| ■ Elections | Tracy Barnes |
| ■ Legacy Site Update | Eric Hancock |
| ■ Good Neighbor Days | Kim Hancock |
| ■ SR 169 Widening | Wayne Anderson |
| ■ Welcoming Committee | Lisa Heins |
| Activity Coordinator | Kim Griffin |
| Open Forum | Wayne Anderson |

ACCOMPLISHMENTS FOR 2021

Emil Scioli

OVERVIEW

- Easter Candy
- Benches and more benches
- New Lanyards
- March 27 Good Neighbor Day
- September 25 Good Neighbor Day
- Filled VP and Contracts Administrator Positions
- Successful Financial Audit
- Another ON Budget Year for LFEHOA
- 100% Dues Paid
- Reinstated Neighborhood Watch Program
- Community Events Coordinator
- Ironman Competition used our dock as safety monitor station

NEW PICNIC BENCHES WITH UMBRELLAS FOR BEACH



NEW PICNIC BENCHES FOR SHELTER



NEW BENCHES (CONT)

- New Barbeque for northwestern picnic area
- Many difficulties with bench supplier
 - January order for March delivery
 - First delivered in July
 - Poor quality
 - Welding fabrication
 - Weld blobs on top
 - Sharp edges
- Supplier agreed to supply 2 new benches
 - We keep existing
 - So we wind up with 4 new benches for the price of two

SAFETY STATION FOR IRONMAN COMPETITION ON OUR DOCK



FACILITIES MAINTENANCE

- Irrigation system repairs
- Replaced lamp in entry island streetlight
- Added garbage cans for beach area
- New winch for sports court
- Restroom closed for the winter

VANDALISM REPAIR

- Fence repairs
- Sportcourt repairs

COMMUNICATION

- Web Site
 - www.LakeForestEstatesHOA.com
- G-mail
 - LFEHOA.POBox782@gmail.com
- Flyers for events, posted on mailbox stands
- Block watch updates by e-mail
- E-mail notification for community safety issues
- Quarterly Newsletter
- Park Kiosk for park rules and safety issues

QUESTIONS?

FUTURE PLANS

Stuart Morris

SPECIAL PROJECT - 2022

- Common Area Maintenance and Improvements:
 - Remove 17 dead trees
 - Plants for shelter area
 - Cleanup of brush – northern park area
- Bark for entry and cul-de-sac circles
- Build pergola roofs for park people gates
 - To minimize fence climbing and will look nice

RESERVE FUND UPCOMING PROJECTS

- Reserve Fund background

• 2023	Entry fence replacement	\$ 39,151
	(we want to postpone until SR169 widening)	
	Sport court coating	2,328
	Restroom trim paint	279
	Picnic shelter trim paint	279
	Park wood fence paint	2,413
• 2024	Entry fence painting	12,125
	Mailbox structure clean & paint	3,916

QUESTIONS?

FINANCIALS

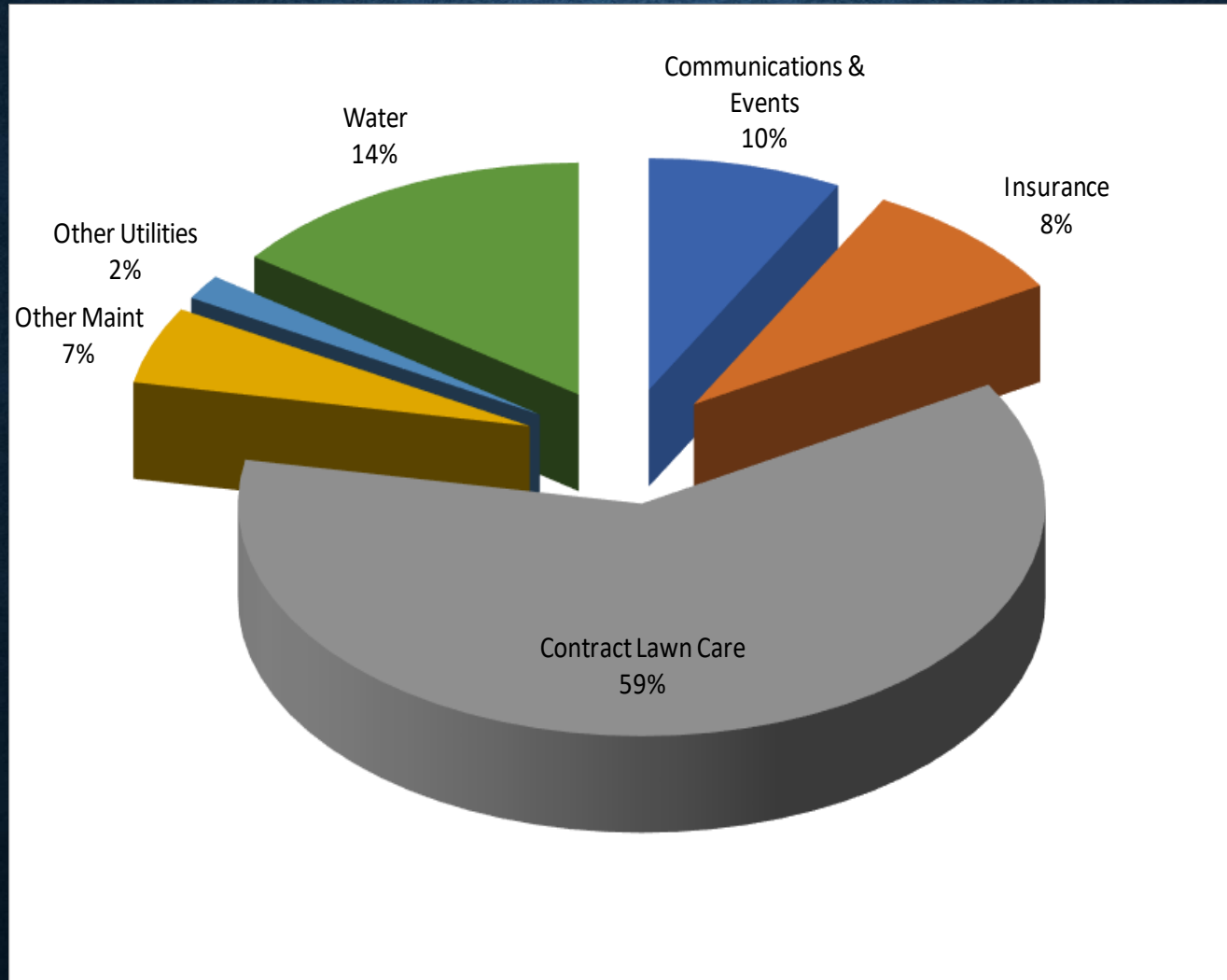
Sandra Munsey

OPERATING FUND CASH FLOW-2021 (X \$1,000)

	Plan	Actual(*)
■ Beginning Balance	13	13
■ Income	83	83
■ Operating Expenses	(61)	(60)
■ Transfer to Reserve Fund	(22)	(22)
■ Special Projects	(5)	(5)
■ Ending Balance	9	10

(*) **Actual includes 4th quarter estimates**

OPERATING EXPENSES-2021 *



(*) Actual includes 4th quarter estimates

RESERVE FUND CASH FLOW-

2021 (X \$1,000)

	<u>Plan</u>	<u>Actual(*)</u>
■ Beginning Balance	99	99
■ Transfer from Operating Fund	<u>22</u>	<u>22</u>
■ Ending Balance	121	121

(*) Actual includes 4th quarter estimates

PRELIMINARY 2022 CASH FLOW (X \$1,000)

	<u>Plan</u>
Operating Fund beginning balance	10
Income	87
Operating Fund expenses	(64)
Transfer to Reserve Fund	(23)
Special Project expense	<u>(2)</u>
Operating Fund ending balance	8
 Reserve Fund beginning balance	 121
Transfer from Operating Fund	<u>23</u>
Reserve Fund ending balance	144

BUDGET FOR 2022

(X \$1,000)

Income:	\$87.0
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Operating Expenses:

General & Administrative	\$11.6
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Maintenance	\$41.9
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<u>Utilities</u>	<u>\$10.3</u>
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Total Operating Expenses	\$63.8
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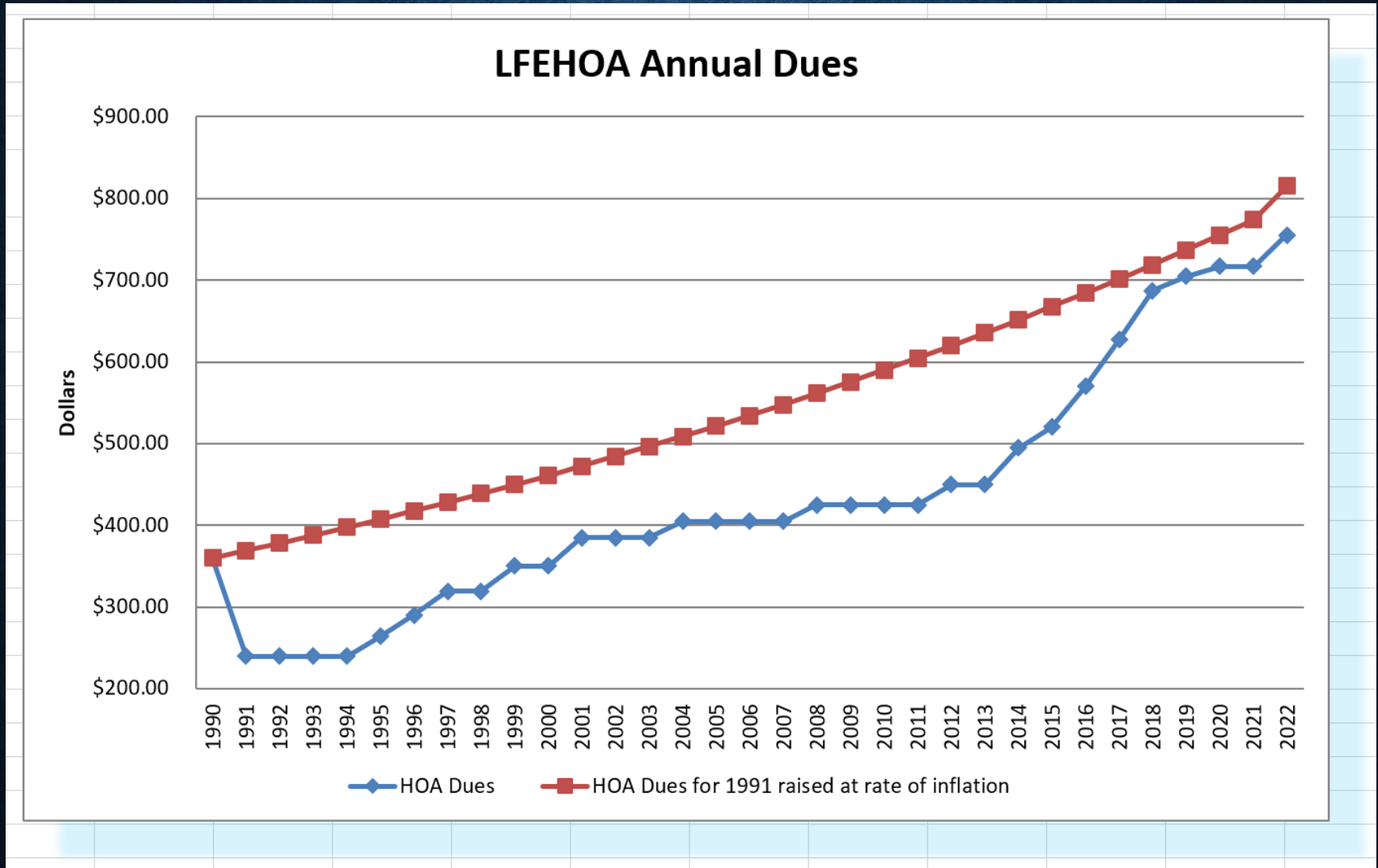
Net Income	\$23.2
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Transfer to Reserve	\$23.0
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DUES FOR 2022

- Total Dues for 2022 \$755
 - Operating Fund \$555
 - Reserve Fund \$200

DUES OVER TIME



- Inflation for Physical Year 2021 is 5.3%

RATIFY BUDGET FOR 2022

- Current Washington State law (RCW 64.38.25) now requires homeowners' associations to annually ratify their annual budget.
- This evening we will vote to ratify the 2022 budget.
- If less than 50% of LFE homeowners vote to ratify the proposed budget, the 2021 budget will prevail.
 - The Board of Directors will need to determine the next step.
- The Board recommends ratification of the proposed budget.

RATIFY BUDGET FOR 2022

- If your vote is to Ratify the 2022 budget, in please type “Yes Ratify”
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- Tracy will tally tonight’s votes based on the



Chat



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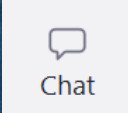
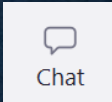



Chat

2021 FINANCIAL REVIEW

- LFEHOA income for 2021 is \$ 82,753.26
- All prior audits have been conducted by the LFEHOA's Finance Review Committee
 - Upcoming by: Debbie Brothers, Patti Hammett and Mary French
- Tonight, we will vote on whether you (the membership) want the 2021 Financial Audit to be conducted by the LFEHOA Finance Committee, or if you want the audit to be conducted by an independent CPA.
- This vote will only apply to the Fiscal Year 2021 Audit.
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QUESTIONS?

NEIGHBORHOOD WATCH UPDATE

Sandra Munsey

NEIGHBORHOOD WATCH PROGRAM

- Chairperson – Jody Carder

Mission Statement

- Run by the LFE residents
- Exists for the purpose of helping residents and their belongings to stay safe.
- Strive to communicate openly, positively and with kindness. We encourage our neighbors to do the same.
- By establishing communication, we can recognize and promote a positive, safe and welcoming neighborhood.
- Will be establishing protocols for suspicious activity.

NEIGHBORHOOD WATCH PROGRAM

- 9 Team Captains Need 1 more volunteer

- Michael & Karen Clark (Lot 4)
- Sandra Munsey (Lot 9)
- Clavin Mark (Lot 19)
- Kristin Morgan (Lot 34)
- Jody Carder (Lot 58)
- Lisa Heins (Lot 64)
- Mika Brown (Lot 84)
- Andy Griffin (Lot 111)
- Geralyn Walsh (Lot 112)
- **Need Volunteer for 234th Ave SE**

To learn more about this exciting program, please contact
Jody Carder at jodycarder@hotmail.com

QUESTIONS?

LFEHOA COVENANTS, CONDITIONS, AND RESTRICTIONS

Architecture Control Committee Members

Bernie Glaze, Gary Schroder,

Dick Lopes, & Bob Sterzinger

PROPERTY MAINTENANCE

- Exterior Maintenance by Owner
 - Keep lots and residence in a neat, clean, and sightly condition.
 - Landscaped areas regularly maintained and trimmed.
 - Keep trash and yard waste bins out of view from the street or any other Lot.
 - Motor homes, boats, trailers, campers, etc. (referred to as Recreational Vehicles) may not be stored in open view from any Lot or right-of-way.
 - Exceptions.
 - Temporary (less than 48 hours) parking of RVs on driveways is permitted while preparing or maintaining the vehicle before or after a trip.
 - Upon approval from the LFEHOA Board, RVs may be parked on the Owner's Lot for longer periods, to accommodate visiting guests.

REQUESTS REQUIRING APPROVAL

- Removal of native trees.
 - Replace 50% of native trees removed with native growth evergreen trees within 6 months.
- Temporary placement of bins to facilitate waste collection associated with construction, remodeling, or residence related improvements.
- Roofing Materials (provide sample). (Cedar, tile, or asphalt of 400-pound rating)
- Siding and Trim (provide sample).
- Masonry. (Native stone, brick, or stucco)
- Exterior Colors (provide samples). Generally, muted earth tones.
- Fencing, appurtenant exterior structures, and major landscaping.

ARCHITECTURAL CONTROL COMMITTEE

- Volunteer (not elected) homeowners, appointed by the Board.
- Reviews proposed plans and specifications for residences, accessory structures, fences, walls, appurtenant recreational facilities, and major landscaping modifications, to ensure architectural changes are in harmony with the aesthetic character of existing LFE homes.
- Reviews proposals to change the exterior color of homes in LFE.
- Reviews requests to remove and replace native growth trees.
- Reviews roof replacement requests.
- Allow 14 to 20 days for review and decision.

QUESTIONS?

ELECTIONS

Tracy Barnes

ELECTIONS

- Ballots may be returned by mail, e-mail, or red ballot box on Wayne Anderson's porch (23306 SE 253rd Place)
- Completed ballots must be received or postmarked by December 6th.
- Returned and tallied ballots will be presented at the Thur. December 9th Board of Directors meeting.
- Successful candidates will be notified following the December Board meeting and will take office at the January 13th Board meeting.
- The term of office for each position 1/1/2022 to 12/31/2023.

VICE PRESIDENT

- Act in the place of the president in the event of his absence, inability or refusal to act.
- Exercise and discharge such other duties as may be required of him by the Board of Directors

TREASURER

- Send notices of annual and special assessments to Members
- Receive and deposit all cash receipts of the Association into appropriate bank accounts
- Sign all checks and promissory notes of the Association
- Monitor delinquent accounts and advise the Board of Directors on appropriate collection actions
- Disburse funds of the Association upon the presentation of properly rendered and approved vendor invoices or as directed by resolution of the Board of Directors
- Arrange for an annual review of the Association's insurance coverage
- Present a preliminary budget for the upcoming year at the annual meeting of the Membership and distribute a final budget to the membership in January of the new year
- Maintain a directory of the Members of the Association
- Issue park keys to members in accordance with the Park Rules and maintain a record of key-holders

NOMINATION AND ELECTION SCHEDULE

- **November 18th** - Additional nominations, along with bio information of the nominees, will be accepted.
- **November 29th** - A Voter's pamphlet and ballot will be e-mailed to homeowners.
- **December 6th** - Completed ballots must be received or postmarked.
- **December 9th** - Returned ballots will be tallied at the Board of Directors meeting.
- **December 10th** - Successful candidates will be notified.
- **January 13th 2022** - Successful candidates will take office at the Board meeting.

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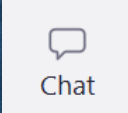
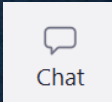



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VOLUNTEERS NEEDED

- Architectural Control Committee
 - Bernie Glaze, Gary Schroder, Bob Sterzinger, Dick Lopes
- Welcoming Committee
 - Chair: Lisa Heins
- Easter Festivities Committee
 - Chair: Lorelie Kaid
- LFEHOA Activity
 - Coordinator: Kim Griffin
- Christmas Lights
- Facilities Improvements and Repairs

QUESTIONS?

LEGACY SITE UPDATE

Eric Hancock

HAS BEEN MOVING FORWARD

- Consultant hired in June to work on master plan
- Don't want to do anything that will “change the feel of the site”
- Still planning an indoor covered Farmer's Market at its existing location
- City will be presenting to council sub-committee (Dana, Syd, Linda O.) and then to public and full council at the joint City Council and Parks Commission meeting on 1/12/22

CONTINUED

- Still unclear how to pay for public amenities: sell portion along 260th, levy, public/private partnership?
- Will be 22' wide driveway through the Legacy Site to connect with the downtown core
- Planning commission finalizing design standards for DT now
- Will go back to the full council on Legacy Site in early 2022
- Potential uses: natural play area, spray park water features, active forest, ropes course, zip line
- Nelson Tree Houses interested in the site but want to do 16 units which is likely too large

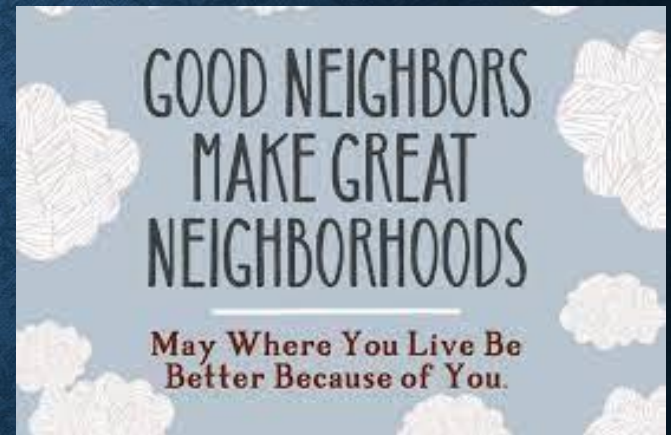
QUESTIONS?

GOOD NEIGHBOR DAYS

Kim Hancock

GOOD NEIGHBOR DAYS

- We have a beautiful and desirable neighborhood, and it's no wonder we have all chosen to make Lake Forest Estates our home!
- Our annual Community Pride Day is an opportunity for neighbors to come together for the maintenance and beautification of our wonderful park and beach - for the benefit of all 115 of our families.
- The idea for Good Neighbor Days came about to help residents who might need a hand in keeping their properties maintained, which benefits all of our homeowners.
- Sometimes life and physical limitations happen which can make the upkeep on our homes and yards seem overwhelming. Good Neighbor Days can help by gathering a group of your neighbors who are willing to lend a hand when the need arises.
- We've had two Good Neighbor Days so far this year. Over a dozen neighbors showed up at each home to volunteer for a day of landscape beautification. The projects included pruning trees and overgrown shrubs, trimming hedges, clearing out wild blackberries and weeding garden beds.
- Each home we work on helps improve and maintain the appeal of our neighborhood for fellow residents and potential home buyers. If you would like to be scheduled for our next Good Neighbor Day, please let me know! All the labor will be provided by volunteers, however, a donation to the HOA to cover expenses such as dump fees would be accepted and would allow us to extend this service to other homeowners.
- Please contact Kim Hancock if you'd like to request assistance.
k.hancock@comcast.net
425-413-5086



QUESTIONS?

SR 169 WIDENING

Wayne Anderson

UPDATE

- From Tawni Dalziel, City of Maple Valley, CD & PW Director

Hi Wayne,

Steven (Chen, City Engineer) is reviewing the work that has previously been done and is working with our consultant on design for the T45 project. **We plan to meet with your HOA board in January before we have an open house to share alternatives.**

For Legacy Site, we are trying to schedule a meeting end of this month with council subcommittee to share consultant work. We plan to be at the Parks Commission meeting on November 10.

Tawni



Project: T-45 SR 169 Widening- 4

Beginning Termini: SE 253rd Place

Ending Termini: SE 260th Street

Project Length: 2300 feet

TIP Ranking: 6

Potential Funding Sources:

City: \$1.8M

Grants: \$9.9M -TIB/CERB

Est Project Timeline:

PE: 2021-2022

ROW: 2022

CONS: 2023-2024

Existing Conditions:

Traffic Count: 21,000 ADT

No. of Lanes 2-3

Lane Widths: 12 feet

Sidewalk: None

Sidewalk Width:

Bike Lanes: None

Shoulder Widths: 4-8 feet

3 Yr Collision History:

Property: 7

Injuries: 3

Fatalities: 1

Basis for Project: This SR 169 corridor project will improve traffic operation, safety, access management, and non-motorized amenities in the vicinity of the Legacy Site between SE 260th Street and SE 253rd Place. Proposed improvements include widening SR 169, sidewalks and bicycle lanes on both sides of the highway, street lighting, surface water enhancements, and intersection improvements at SR 169/SE 260th St and SR 169/SE 253rd Place.

Access improvements at Rock Creek Elementary school and the Legacy Site will also be evaluated.

Project Budget

Design: \$900K

ROW Acquisition \$100K

Construction Management \$1.375M

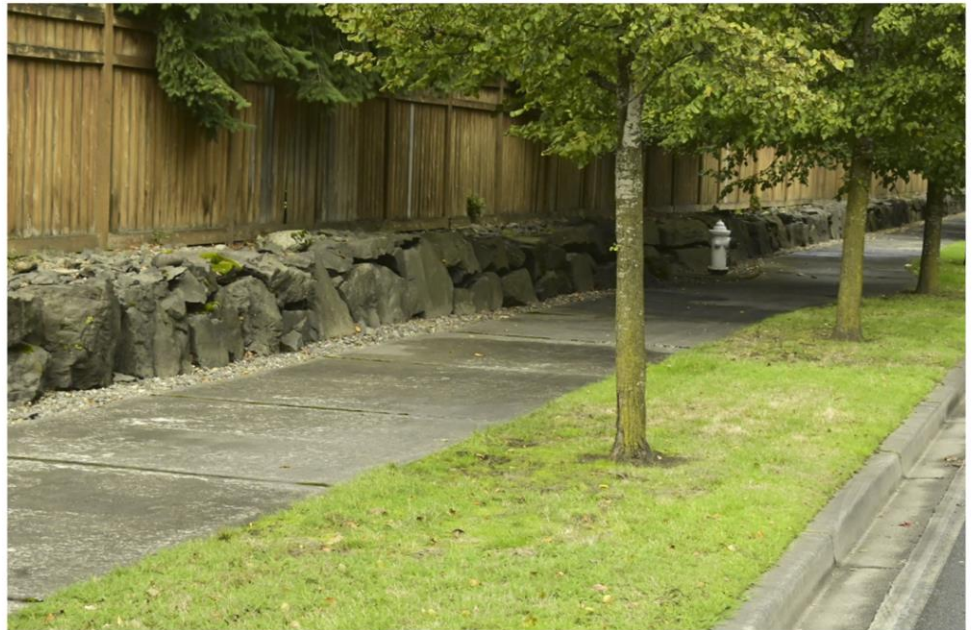
Construction \$9.635M

TOTAL PROJECT COST: \$12M

VISION

- 5 lanes (2 north, 2 south and one turn lane)
- Each side
 - Bike lanes or disabled vehicle lane
 - Curb
 - Planting strip with trees
 - Sidewalk
 - Retaining wall
- Buried electrical
- Traffic light on SR169/ SE 253rd Place (hopefully)
- Look similar to Wilderness Hollow
 - We lose most of our landscaped frontage

WILDERNESS HOLLOW



LIKELY IMPACT TO LFE

- We will lose most of our frontage
- During year of construction
 - Area torn up, like construction to the north
 - Unlikely to be able to operate irrigation system
 - We will likely see loss of landscaping along 253rd
- Restoration can be an opportunity
- Reduction of area needing irrigation and landscape maintenance

QUESTIONS?

WELCOMING COMMITTEE

Lisa Heins

WELCOMING COMMITTEE

- Lots of new neighbors - 9
- What I share with new neighbors
- Flowers

QUESTIONS?

LFE ACTIVITIES

▣ Kim Griffin

ACTIVITY COORDINATOR

- Purpose: Organize a couple new social events and build community
- First Event:
 - Fire Engine Food Drive: December 17th at 8:45
 - Host: The Hein's Residence
 - Look for more information about Cookies, Cocoa and Caroling before the Fire Engine arrives
- Looking for more volunteers for future events:
 - 4th of July Event
 - Summer Block Party
- Reach out to Kim Griffin: kimberlyfgriffin@gmail.com
- First Planning meetings will begin in January!

QUESTIONS?

OPEN FORUM

Wayne Anderson

QUESTIONS?

A SPECIAL **THANKS** FOR ALL THE COMMITTEE VOLUNTEERS!!

- AC Committee
 - Bernie Glaze, Gary Schroder, Dick Lopes, and Bob Sterzinger
- Newsletter Publisher
 - Lorelie Kaid
- Finance/Audit
 - Patti Hammett, Debbie Brothers, Mary French
- Neighborhood Watch
 - Jody Carder
- Yard Sale
 - Sandra Munsey
- Community Day volunteers
- Good Neighbor Day
 - Kim Hancock
 - Great neighbors support

A SPECIAL *THANKS* FOR ALL THE COMMITTEE VOLUNTEERS!!

- Easter Egg Hunt
 - Lorelie Kaid And all who helped with the Easter baskets!
- Welcoming
 - Lisa Heins
- Website
 - Emil Scioli
- Christmas Lights
 - Wayne Anderson, Gary Schroder, Sandra Munsey, Jason Benda, Joe and Lisa Heins, Engelbrecht family
- Legacy Site Representative
 - Eric Hancock

Together we make Lake Forest Estates a really special place to call home!



Happy

HOLIDAYS

& HAPPY NEW YEAR

***THANK YOU
FOR
ATTENDING***