

# *Lake Forest Estates*

## *Homeowners' Association*

### **BOD Formal Meeting Agenda**

HOA monthly meeting: Thursday, March 2nd, 2023, 7pm to 7:45pm  
Location: **Teams**

#### **Attendees:**

Emil Scioli (President), Eric Hancock (VP & ACC), Sandra Munsey (Treasurer), Stuart Morris (Contracts Administrator), Joe Pan (Secretary), Robert Sterzinger (ACC), Bernard Glaze (ACC), Jody Carder (Neighborhood Watch)

- Board approved meeting minutes for the February 2023 meeting
- Financial report:
  - 78 homeowners paid 2023 dues. Reminders will be sent out to outstanding homeowners
  - Current 2023 Budget is on target.
  - CD deposit interest rate locked in for the most recent tranche of reserve fund up for CD deposit renewal
  - LFE HOA 2022 Tax was filed
- Property management report:
  - Discussed update for maintenance and repair projects currently underway
  - Landscaping company will prune trees, trim bushes.
  - Entrance lights will be repaired
- Continuing business:
  - The Solar Panel installation guideline was approved and signed by the BOD. Board plans to consult its attorney on whether a community vote is needed to adopt the Solar Panel guideline.
  - Electronic Communication Vote – Board of directors voted to adopt moving to allow electronic voting
  - Forming Committee's:
    - Easter Clean up
      - Dick and Gary to champion Easter Clean up
    - Easter
      - Kim Griffin to champion Easter egg hunt
    - Community Pride-day
      - Dick will put together list of priorities
    - Summer Celebration

- Tami & Calvin to champion. Tentatively to be held at the Park and parking lot in July
- Reserve Study Committee (Dock Repair/replace, Fence Repair, Mailbox, Light repair)
  - Explore ideas for improvements, cost analysis, and canvas neighborhood for feedback for Dock Repair/replace, Fence Repair.
- Conflict of Interest Commitment – All BOD and ACC members present agreed to excuse themselves where there is a conflict of interest for topic discussion.
- Request for Structure repair improvement form vote – Updated form approved by the BOD.
- ACC committee rules of engagement – The ACC will consult with the BOD if it can't come to decisions internally for matters.
- Christmas Lights removed by the front entrance
- To follow up on CCR clarification for reduction of water consumption: Front lawns, common areas
- ACC activities reports:
  - Lot 30 – Garage Door – Conditionally approved
  - Lot 113 – Solar panel – Conditionally approved
  - Lot 114 – RV needs to be removed. Resident has been repeatedly notified for violations
- Open forum:
  - Bernard Glaze provided feedback for the planned ACC paint color guideline to include blue representing the aquatic aspect of our community, Lake Forest Estate, and to not alienate existing residents whose homes are currently painted blue. Additionally, Bernard also suggested including yellow due to a number of homes that are already painted in the color.