

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, March 14, 2024

Location: Microsoft Team meeting from 6:31pm to 7:31pm

Attendance: Emil Scioli, Sandra Munsey, Larissa Nixon, Dick Lopes, Jacob Morgan, Jody Carder.

- ACC report – Dick, Eric, Gary, Bob, Jacob
 - South Gate Lock Repaired.
 - New Pickleball net being installed after Memorial Day.
 - Lot 19 -Deck -Approved

Neighborhood watch report

- No updates.

Contract Administrator's Report – Stuart

- Park Sprinkler conversation updates pending follow-ups from Contractor.

Secretary Items – Joe

- Meeting minutes for February was approval by the BOD.

Treasurer – Larissa

- 91 of 115 homeowners have paid their annual HOA dues.
- Financial Report – February 2024 ended with financial result OVER planned budget.
- Proposed the use of Zelle for DUES- Approved
- Board approved the use of Zelle to Receive payments for dues.

New Business

- Next Newsletter Topics: Due April 14
 - Emil: Presidents Report, Easter Recap, Calvin & Tami: 4th of July Agenda, Garage Sale, Community Pride Day, Sandra: Park Rules Reminder, Summer Party requests.

- Park Clean up is this weekend: Small crew assembled for clean-up.
- Reserve Expenditures 2024 timing. Entry gates to the park. Emil Larissa Sandra- send budget and project list to Dick. Mailboxes, Gates, Fences.

Old Business

- Digital ACC forms – pending ACC Testing. (12/15/2023)
- HOA documents Scanning on hold:
- Dock replacement quotes – 2 quotes received- pending follow-ups.
- Consent from Members to receive updates through email.
 - Bernie is coordinating with the county.
- 169 widening Project – 169 Committee
 - Dick, Sandra and Gary finalized the terms and conditions for the project.
 - Board sent to attorney for review.
 - The board signed off on the settlement.
- Member Survey for 2025 expenditures. In Scope Out of Scope, board to consider in and out of scope.

Community Concerns

· Open Forum for members – no member comments.

Action Items and Assignments –

- 2024 Board Training sign up.
- May newsletter Article due 4/11/2024.
- Board members to review RCW Update 64.38.045
- Consider in and out of scope for expenditures 2025 survey.
- 2024 Reserve study expenditure review, send to ACC for execution.

Meeting Adjourned 7:33pm

Next HOA meeting Date and Location:

· April 11th, 2024, at the Park from 6:30 to 7:30pm