

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting minutes

HOA monthly meeting: Tuesday, May 14, 2024

Location: LFE Park from 6:32pm to 7:38pm

Attended: Emil Scioli, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan, Bob Sterzinger, Jody Carder, Jacob Morgan

ACC report –Eric, Gary, Bob, Jacob, Dick

- No official requests in May 2024

Neighborhood watch report - Jody

- No reports to the neighborhood watch.
- To send reminder communication to the community about Park Rules

Contract Administrator's Report – Stewart

- Beach sand was replaced a year ahead of schedule due to excess runoff. Looks great and it came in \$2,028 under 2025 budget.
- Irrigation repairs were completed by Mister Rain. Sprinklers are still not set to run to keep our irrigation bill down and we will watch the weather to turn on the system soon.
- We have noticed some quality concerns with the new landscaper and are working through resolution.

Secretary Items - Joe

- April meeting minutes were approved by the board members present in April meeting.

Treasurer – Larrisa

- Actual April expense was slightly over budget due to temporary legal fees and park repairs timing issue vs budgeted May expenditure. The temporary differences will be resolved later in the year.
- 6 homeowners still have not paid their 2024 HOA due and late fees will be assessed.

Old Business

- Updates to HOA Bylaws have been completed and filed with the county.
- 169 widening Project status updates from the city are expected with construction start date pending Maple Valley city council meeting. Will send out communication to community including email and facebook to keep members informed.
- 2023 14 concerns by residents for park safety, security, and enjoyment.
  - Sandra Munsey, Lisa Heins, Jody Carder, Courtney Black have been addressing and will propose solution(s) on or before the next BOD meeting.
- BOD to recruit a committee/task force to get bids on action items.
- Reminder to not park vehicle on trails and easements to the park.

Action Items and Assignments

- Larissa will prepare documents for board review regarding June 2024 CD rollover in June.
- Soliciting ideas from all directors and committee members for community survey regarding in and out of scope expenditures for 2025.
  - Current ideas include HOA management software, a new design for tennis net, electronic gates for park and parking lot gates.
- 2024 HOA reserve study expenditure plan review to be discussed in July 2024
- ACC members to provide comments and considerations for ACC forms.
- Larissa Nixon, Jacob Morgan, Joe Pan to research alternatives to CDs for HOA funds for higher yields and flexibility.
- Emil to draft and send LFE park rules and hours reminder letter to community.
- Emil to draft and send out letter to community about lot maintenance.
- Emil to draft a letter to Owner/Renters about registering contact information with the HOA for communication.
- Jody to recruit input from Block Captains

Next HOA meeting on Thursday, June 11th, 2024, at LFE PARK 6:30 – 7:30pm