

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting minutes

HOA monthly meeting: Thursday, September 14, 2023  
Location: In person at neighborhood park from 6:30pm to 8pm.

### Attendees:

Emil Scioli (President), Sandra Munsey (Treasurer), Robert Sterzinger,  
Joe Pan (Secretary), Dick Lopes (ACC), Jody Carder (Neighborhood Safety)

### ACC report – Dick, Eric, Bob

- Lot 93 RV in Driveway- BOD to escalate to legal counsel.
- Lot 28 Tree removal and paint approved.
- Lot 16 reported Nuisance violation.
- Lot 25 Submitted Paint request.
- Lot 103 & 114 to submit ACC request for Screened RV 45 days to submit begins 9/16

### Neighborhood watch report - Jody

- October 29<sup>th</sup> 10-12:30 Fall event in the park.

### Contract Administrator's Report – Stuart

- Audit with LandCare on 8/18 to discuss quality of work and future plans. Gary and Dick were able to join during the audit. We continue to work through irrigation issues. The recent issue is the Azaleas in the front entrance island dying due to lack of watering. Upon researching with Sandra earlier in the month it appears they were not getting any water. We thought it was from a broken head on the north side of the entrance that appeared to be from mower damage. Upon LandCare replacing that head for free, the issue remains unresolved. LandCare determined the issue was due to the drip tubing becoming pinched from root growth. They got it working but the water flow was light. Gary and I spent some time out there and poked new holes in all the drip irrigation lines and it is getting water now. LandCare thinks the Azaleas will come back with regular water, since they are a hardy bush, but will replace any that do not for free since we believe this issue has been in place since startup.
- The other issue discovered was Zone Park-6, West of the parking lot, which was not getting any water. This area was also assumed to not be getting any water since startup despite the zone being set to run for 11 minutes every 2 days. This zone valve box was covered up with bark. LandCare used leak detection technology to find this valve box and located a broken valve. LandCare replaced the valve and charged us for labor and parts but waived the cost of leak detection since we felt this issue should have been discovered during startup. This broken

valve presumptively contributed to our high-water bills at the park and we are requesting bill credit from Cedar River.

- I have reached out to a few sprinkler contractors and will be seeking to unbundle irrigation from landscape services from LandCare on the renewal, as well as seeking new quotes for landscape services over the next few weeks.
- Randy with Marine Floats also came out on 8/18 to provide a quote for dock replacement. Marine Floats scope of work would include permitting, dock removal and dock install. Turnaround time would likely be 18-24 months. The quote will depend on permitting requirements for the amount of light that is required to show through the dock. We will not have a quote in hand until sometime.

#### Secretary Items - Joe

- August HOA meeting minutes were approved by the board members in attendance.

#### Treasurer - Sandra

- 115 out of 115 homeowners paid the 2023 HOA dues. Sandra is working to collect from the last homeowner.
- Very large water bills are being forecasted due to the leaks. CAR is working diligently on getting our bills back to budget.

#### Outstanding Opportunities

- SR-169 Committee: Pink Tape is set at the entrance to highlight the impact to the development- tours have been offered to any resident, please email the community to schedule a walkthrough.
- RV storage clarification has been adopted by the ACC and communication is being sent out to the homes in violation.
- Emil is working to convert ACC forms to online forms which LFE homeowners can complete and submit online for approval. Testing is underway but there's no definite deadline for implementation. – anyone wanting to help is welcome to reach out to Emil.
- Emil is working to scan all historical HOA documents on paper. Tentatively, scanning is expected to be completed by year end. Volunteers welcome to help.
- 2023 Annual HOA meeting will likely to be hosted online. However, meeting plans are still being discussed.