

# Lake Forest Estates Homeowners' Association

## BOD Formal Meeting minutes

HOA monthly meeting: Thursday, March 13, 2025

Location: MS Team from 6:30pm to 7:30pm.

Attended: Emil Sciolli, Sandra Munsey, Larissa Nixon, Stuart Morris, Eric Hancock, Kim Hancock, Jacob Morgan

Follow-On Executive Session: MS Team from 7:30pm to 7:50pm.

Attended: Emil Sciolli, Sandra Munsey, Larissa Nixon, Stuart Morris

- Financials: Larissa Nixon
  - Dues: 89 H/O Paid. 26 Pending Payment.
  - YTD financial performance through Feb 2025: Slightly under budget.
- Calendar of Events Review – Emil led the discussion
  - Next gathering – Easter Egg Hunt. Larissa took the action to confirm that the same group in 2024 will be leading the 2025 Easter event.
  - CD – Next CD rollover is scheduled for 7/15/25.
  - Water turn-on – Stuart took the action to notify Cedar River Water of water turn on.
- Letter to Parents of Teenagers in Neighborhood – This action item is closed. Parents are aware and will take care of the situation.
- Annual survey – Sandra took the action to share with the board members the survey and coordinate all updates. The survey needs to be ready for send out at the end of April. The purpose of the survey is to get input from homeowners regarding park security, park amenities, pet amenities & yearly dues.

ACC Report – Jacob Morgan, Eric & Kim Hancock

- Lot 56 – Backyard landscaping plan approved.
- Lot 57 – Tree removal approved.
- Lot 100 – Window replacement request approved.

Contract Administrator's Report – Stuart Morris

- No new updates. Tim's complete landscape management is doing a great job.

Secretary Items

- Approval of minutes – February 2025 meeting minutes were approved by the board members present.

New Business / POC

- Quarterly Newsletter - Kim Sciolli / Jenny Riehle will trade off in taking the lead in assembling the newsletter.
- Picnic shelter roofing project. - Jacob Morgan
- Safety audit review in March - Stuart Morris
- Quote for Front Entrance Fence (169/253<sup>rd</sup>) - Stuart Morris
- Quote for park parking lot - Emil Sciolli
- Yellow paint for steps leading to the dock - Eric Hancock
- Coordinate a training meeting with attorney, Greg Cromwell for the 1<sup>st</sup> week of April. - Sandra Munsey
- Confirm with city Steven Chen when is the 1<sup>st</sup> opportunity to install new LFE fencing on SR169 / 253<sup>rd</sup> pl. The SR 169 Teams meets with Steven Chen on April 3 (2:00 pm). - Sandra Munsey

Executive Session

- Discussed Park Rules
- Attorney Training Session for 2025

Next HOA meeting Date and Location:

- Thursday, April 10, 2025, On Microsoft Teams 6:30 – 7:15 pm