

Lake Forest Estates Homeowners' Association

BOD Formal Meeting Minutes

HOA meeting date & time: Thursday, December 11, 2025, 6:30–7:45 pm

Location: Microsoft Teams

Attendance: Emil Scioli, Sandra Munsey, Larissa Nixon, Kim Hancock, Tracey Barnes, Troy Loftus

Follow up:

- Lot 51,169, 253rd Fence update: We will ask our attorney, Greg Cromwell, to draft a community letter explaining the RCW regarding shared fence-replacement costs.
- Rope cut down service updates: Action item moved to 1/26/25
- Splinters on Dock plan: Action item moved to March Meeting. April will be execution month. May will be enjoyment Month.
- Voting Results new Directors: All 29 household votes received unanimously elected Tracy Barnes as Vice President and Troy Loftus as Treasurer.
- 169 Updates: The 169 Committee continues to address the City's noncompliance with the requirements outlined in our signed Contract Memorandum of Understanding (CMOU) dated March 8, 2024. Continued status updates will be presented to the board until resolved.
- Fire Engine: This event is scheduled for 12/19/25.
- Farwell to previous directors: Larissa and Sandra will meet with incoming directors and pass along key information.
- Troy & Tracy to be added to the Financial Signature Cards- Larissa and Sandra to coordinate.
- Thank you, cards: Sandra to Coordinate.
- Letter to our community about 2026 Meetings: Emil to work with Joe Pan.
- Kim's request- We need committee members for 2026 Good Neighbor Day.
- Communication Preference: (2) Homeowner that did not sign up, Lot 14 & Lot 68.
- Unleashed Dogs in the LFEHOA park. Emil to follow-up with a letter to the community.

ACC report

- (2) New Members joining the ACC Board: Nick Meyer (Lot 62) and Lisa Heins (Lot 64)
- Lot 85 – Request contact information for Renters from owners (Matt & Carol Andrews)
- Lot 93 – ACC will be sending another letter reminding H/O to bring in garbage cans
- Lot 102 - Request for fence.

Articles for Newsletter (Due 1/14/26)

Emil - President Message

Larissa - Treasurer Year-End Report & Reminder to H/O - 2026 Dues Notice will be emailed.

Sandra – Fire Engine Event (12/19) pictures and article write up

Kim Hancock – Good Neighbor Day

Emil – Update on unleashed dogs in the park

Website Review due January meeting

Email to send Tracy Barnes information / link to review

Contract Administrator: No new updates

Secretary Items

•The meeting minutes for October and November 2025 were approved by all board members present.

Treasurer

•We are under the annual budget year-to-date by approximately \$23.8k, primarily driven by lower maintenance, lower legal fees this year, and utilities.

Next HOA meeting Date and Location:

• Thursday, January 8th, 2026, At Microsoft Teams!