

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, December 12, 2024

Location: in person at board member's home from 6:45pm to 7:45pm.

Attended: Emil Scioli, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan,

Call to Order, Roll Call, Officer & Committee Reports:

Follow up:

- Voting Results – 10 eligible votes received, and the residents voted for: President won by Emil Scioli, Contract Administrator won by Stuart Morris, and Secretary won by Joe Pan.
- Food Drive – 12/20/2024 food drive will be held at Emil's driveway. Calvin and Tami will be coordinating. To encourage homeowners to attend the event and bring canned food donations for charity.
- Plan for Spring Newsletter – Articles to be drafted and newsletters to be released Q1'25.
- Transfer funds from OP to Reserve – excess operating funds for 2024 will be transferred to the HOA reserve fund account between late December to early January.
- Fence Concerns – will speak to and work with homeowners with downed fence along SR169 to discuss possible temporary fence repairs.
- Fin Cen CTA filing requirements – As of meeting date, there's a suspension of CTA filing requirements by the courts. Will monitor developments and determine next steps upon news.
- 169 widening Project Updates – Project is progressing rapidly. SR169 committee is monitoring and communicating with the city for our neighborhood's interest and safety. The decorative rocks from the center island entrance were removed and stored offsite by the construction company for installation at later time.

Contract Administrator's Report

- New Vendor Start Date – New landscaping contractor, Tim's Complete Landscape Management, will start in January 2025, bringing cost savings compared to current contractor.

Secretary Items

- Approval of minutes – November 2024 annual meeting minutes were approved by the board.

Treasurer - Larissa

- Financial Report – Ended November, on a year-to-date basis, under budget by about \$3.5k.

New Business

- Community Calendar of Events – new calendar to keep track of community events and tasks in 2025.

Next HOA meeting Date and Location:

- Thursday, January 9th, 2025, On Microsoft Teams 6:30 – 7:15 pm