

Lake Forest Estates Homeowners' Association

BOD Formal Meeting minutes

HOA monthly meeting: Thursday, October 10, 2024

Location: Microsoft Team from 6:34pm to 8:07pm

Attended: Emil Sciola, Sandra Munsey, Larissa Nixon, Stuart Morris, Joe Pan,
Eric Hancock, Jodi Carder, Bob Sterzinger, Jacob Morgan, Kim Hancock

Old business follow up:

1. Audrey will be our new newsletter editor. The next newsletter will be published in Late November, early December 2024.
2. 2025 event leaders and team captains. – Larissa reached out to existing event leaders and team captains for 2025.
3. Land tract option – Project pushed back to Spring 2025 for discussions.
4. Schedule ACC/BOD meeting with Lot 85 owners – homeowner has not been responsive after multiple attempts to reach out. Board will wait to hear back from homeowner on next steps in the future.
5. Policy Plan on water billing with City for front entrance – MV City will reimburse LFE HOA every bill cycle for actual invoiced amounts after payment.
6. Relocate mature plants from community front entrance to community park – Plants have been relocated.
7. BOD to approve 2025 community survey. – Approved survey to homeowners
8. Reserve Study updates due EOY 2025 – Per WA state law, level 1 full reserve study analysis updates are due every 3 years. The last update was in 2022 and the next full update is due in 2025. BOD will discuss with attorney regarding interpretation of frequency of reserve study updates.

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

- Lot 21 home door repainting approved.
- Lot 38 trim light installation approved.

Neighborhood watch report - Jody

- Amazon driver hit dog in the neighborhood. Be careful in the neighborhood.
- A suspected stolen vehicle was parked at 236th Ct and police was notified. Vehicle was gone by next morning and no further incident.

Contract Administrator's Report – Stuart

- New Contract for Lawn Maintenance – New scope of contract for November 2024 due to SR 169 construction.

Secretary Items - Joe

- Approval of minutes – September meeting minutes were approved by board members.

Treasurer - Larissa

- Financial Report – All homeowners have paid in their 2024 dues. September we are over budget by approximate \$5,900 driven by unplanned expenses for dead tree removal, park bathroom toilet replacement, park entrance locks, sprinkler system repairs and higher water bill.

New Business

- Octoberfest planning and a dozen families with kids have RSVP'd.
- Firetruck plan for Winter celebration – To contact homeowner to finalize truck appearance.

- ZOOM account for next LFE meeting will be provided by Eric Hancock.
- SR169 widening Project Updates - Multiple neighbors have contacted the city regarding the SR 169 entrance safety regarding traffic speed, exit visibility and safety concerns.
- Annual HOA meeting in November Power Point presentation Review:
Assigned presenters per section

Agenda

▣ Welcome	Emil Scioli
▣ Accomplishments	Emil Scioli
▣ Future Plans	Stuart Morris
▣ Financials	Larissa Nixon
▣ LFEHOA CC&Rs	Jacob Morgan
▣ Elections	Joe Pan
▣ Legacy Site Update	Eric Hancock
▣ Good Neighbor Days	Kim Hancock
▣ SR 169 Update	Sandra Munsey
▣ Activity Coordinator(s)	Sandra Munsey
▣ Neighborhood Watch	Jody Carder
▣ Open Forum	Emil Scioli

Action Items and Assignments

Octoberfest follow up 10/17/2024 for RSVP

Next HOA meeting on Thursday, November 14th, 2024, on Zoom 6:30 – 7:30pm