

# Lakes of Pine Forest

## Lakes of Pine Forest Homeowners Association, Inc. Board of Directors Meeting Minutes

### Minutes

The Board of Directors (the "Board") of Lakes of Pine Forest Homeowners Association, Inc met in regular session, open to the public, on the 15<sup>th</sup> day of August 2023 at 6:30pm, via in person, and the roll was called of the members of the Board:

#### Present:

Mr. Curtis Culver, President  
Mr. Val Krupin, Secretary  
Mr. Harold Vance, at large  
Mr. John Cameron, at large

#### Not Present:

Mr. John Leech, Treasure

Also present at the meeting were Mr. Ed Gojara, Ms. Susana Jimenez, and Ms. Breanna Acevedo of Bedrock Association Management, LLC ("Bedrock").

### Quorum

Majority of the Board were present, thus constituting a quorum.

### Executive Session

The Board entered and exited Executive session at 6:33pm. No business was conducted.

### Open Session Call to order

Mr. Culver called to order at 7:03pm.

### Meeting Minutes

No minutes presented.

### Executive Session Review

July 11, 2023, Board voted to send five accounts 9601517722, 9601517623, 9602217819, 9602817927, and 9602717718 to attorney with previous management company.

### Financial

No financial information was presented due to the transition between management companies.

### Business in Progress

Signage around lakes: Signage installation has been completed and invoice has been sent over to the MUD for partial reimbursement. Hi-Tech will remove and dispose of the old signage.

Tree Planting: Discuss adding new trees to replace trees that have been lost over time around the lakes. The cost will be absorbed by the association not the MUD. No decision made at this meeting. HOA to seek MUD approval for the plantings.

Commercial Vehicle Signage: A petition for commercial vehicle parking is on the website and pending signatures.

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## Ratifications between meetings

The Board voted and approved replacing Fountains #1, and #3.

## New Business

Pool Card Policy – Discussed method of delivering new and replacement cards to homeowners. Homeowners will contact the management company to request new or replacement cards and the management company will facilitate. New homeowners will receive one free card until the 2023 Annual meeting then all new cards and replacement cards will be \$25.

Pool Access and Pool Policy – Presented to members and to be voted on next meeting pending updates from legal.

Supplement Deed Policy – Presented to Members and to be voted on at next meeting.

## Committee Reports

Social Committee - Alana gave a recap of National Night Out.  
Grounds Committee - No report

## Homeowner Forum

Information on the new management company.  
Homeowner asked about Algae in Lakes  
Homeowners asked about how to obtain pool cards.  
Discussed fountains in lakes and replacement costs.

## Adjournment

There being no further business or questions to come before the Board, Mr. Culver motioned to adjourn the meeting, Mr. Marshall seconded, all were in favor. The meeting adjourned at 8:03pm.

  
Secretary, Lakes of Pine Forest Board of Director