

FOREST HILLS 2, 3, 4 and LAKE FOREST POA – Board of Directors Meeting  
Friday, October 13<sup>th</sup>, 2023

- Present at the First Board of Directors meeting were Jamie Janke - President, Greg Luchsinger - Vice President, Frinee Schneider – Secretary/Treasurer.
- Jamie J. opened the meeting with a quick inquiry as to what consists as an “Empty Lot” as stipulated in the By-Laws, and the violations derived from such interpretation. Jamie J. suggested contacting the Hagan Law Firm for clarification, while Greg L. mentioned he believes it should be decided by the Board.
- Greg L. provided an Agenda as a point of reference for topics to be discussed during this meeting.
- It was decided priority should be on making sure all paperwork regarding POA: bank accounts, credit cards, insurance policies, Certificate of Management, 501C documentation, etc. is transferred to the new Board.
- Jamie L. will be requesting a meeting with the current attorney handling POA dealings and would like Greg L. and Frinee S. to attend the meeting to discuss different areas of concerns.
- Resident’s violations were brought up, and it was agreed we need to understand the status of such violations and adopt a new process for handling them. Jamie J. proposed for Greg L. and Frinee S. to become versed with the Deed Restrictions. It was decided that ALL Deed Restrictions violations are subject to the discretion of The Board. Past due fees and monies owed to the POA are also considered violations.
- Ways to reinforce the Deed Restrictions may be reevaluated and may include notifications and fines to accommodate all individual cases, and not rely specifically on liens.
- Deed Restrictions and its interpretations will be researched and re-considered to bring them up to date.
- Frinee S. informed Jamie J. and Greg L. of the need to appoint another full-time resident as “Secretary” as duties of Secretary and Treasurer should be handled as two separate roles. Greg L. volunteered Shelia Angeley for Secretary, and she would be responsible for taking Minutes, manage the Website, respond to e-mail inquiries, etc. Shelia Angeley was nominated and approved by The Board. Jamie J. will offer the position to her.
- The Board is also seeking to fill the position of Board Member-At-Large and will post the opening on the Website to have residents from all 3 Sections, plus Lake Forest to volunteer.

- Architectural Committee will be advised to keep Minutes of their meetings as per By-Laws and submit to The Board for review. Other aspects relating to the Architectural Committee will be reviewed in 90 days.
- Kathy Harvey will be contacted by Jamie J. regarding the Facebook account designated as "Forest Hills POA Livingston TX."
- At this point, it was agreed to adjourn to attend a meeting at First National Bank in Onalaska, Texas, to transfer all banking accounts and record the names of the new Board of Directors.