

# Hello and Good Evening

Please Sign in

# Lake Forest Homeowners Association Annual Meeting

March 19th 2026

# Today's Agenda

2026 Balance Sheet

Old Business

New Business

Events

Adjournment

# Current Roles in the Neighborhood

Board	Architectural	Rummage	Website/ IT	Picnic	Easter Egg Hunt
Tricia Kaye	Dan Draeger	Kaila Karas	Rhommer Varilla	Jen Remshak	
Anthony Walter	Mark Hense	Amy Zaremba		Bri Niemuth	
Alan Zanski					
Phil Sherman (member at large)					

As of 1/1/2025 through 12/31/2025	Budget 2025	Actual 2025 (Through 12/31/2025)	Proposed Budget 2026
<b>Assets</b>			
Checking Account	\$10,000	\$8,239.96	\$10,000
General Contingency Account (Savings Acct)	\$18,734	\$8,247.54	\$12,498
Pond Contingency Account	\$100,000	100,502.51	\$75,000
Total Net Cash On Hand			\$97,498
<b>Income</b>			
LFHA Dues (\$150 x 170 homes)	\$25,500	\$23,450	\$25,500
Past Dues Paid	\$500	\$450	\$500
Interest Income	\$1,000	\$68.35	\$1000
Social Fund/ Donations	\$500	\$415.00	\$500
Total	\$27,500	\$24,374	\$26,510

# Old Business

- Bylaws Meeting: Addendums to the Following
- Create Guidelines for
  - Housing Material
  - Sheds
  - Fences
  - Playhouses
  - Setbacks
  - Roof
  - Solar Panels
  - ect.
- Board renewal every 3 years with one board member being replaced

# New Business

- Budget Review
- Review by CPA
- Update on Lighting Project
- Board Voting Outcome
- Other ways to pay
- Landscaping, goose mitigation, new lawn mowing contract
- Guidelines posted to the website
- Non compliance with items
- Lawyer on retainer
- Increase in dues do to increase in costs
- Continuing the picnic

# Events

- Easter Egg Hunt ( volunteers needed)
  - Sign up on the website or send an email
    - How many children, ages and gender
- May 14th- May 16th: Annual Rummage
  - Managed by Amy Zaremba and Kaila Karas
    - Preview day is May 13th and sign up sheet was emailed out, and will be posted on the website
- Picnic is Sept 19th and is managed by Jen Remshak and Bri Neimuth
- Halloween (to be discussed tonight)
  - Barricades \$50, and time is 6p- 8p
- TGIF's?

# Adjournment

Thanks for coming and drive home safe