

**Lake Forest Estates – Home Owners Association – Meeting Minutes**  
**January 29, 2014**

Open meeting – call to order – Kevin Bilkie

Motion to second order – received

1. Recap from summer meeting provided
  - a. Elected 4 of 5 board members
  - b. Majority approved
  
2. Old Business:
  - a. Recap of Financials
  - b. Nine – fourteen homes are delinquent on dues
  - c. Eight homes two years behind. Liens in process with attorney
  - d. Quorum Number
    - i. 60% of residences = 94 votes to establish quorum
    - ii. 48 votes to pass amendments
  
3. New Business:
  - a. Amendment A – Allow Fences with Restrictions
    - i. Discussion on amendments and by laws
    - ii. Note that nothing in amendments that restricts fence except by Nature Preserve
    - iii. Board wants to recommend fences with defined restrictions to maintain attractive integrity within Lake Forest
    - iv. Concern raised by resident, if vote no, would current homeowners with fences have to remove them.  
Response, no
    - v. No privacy fences allowed with the outlined restrictions
    - vi. Discussion of City of Macedonia restrictions
    - vii. Privacy fences are allowed along the neighborhood exterior perimeter.
    - viii. Oversight required to maintain integrity, as in other neighborhoods
    - ix. Reference raised to Article 7-1-C which allows fences.

- b. Amendment B – Dues
  - i. Recommendation to increase dues to \$300. annually.
  - ii. Concerns expressed that doubling dues. Residents want to know where the money is going.
- c. Amendment C – Quorum
  - i. Discussion on calculation of quorum
- d. Amendment D – Recommendation to increase HOA Board
  - i. Increase board members to 5 – 7 members.
  - ii. Currently 4 board members
  - iii. Recommend adding additional board members next summer.

#### 4. Budget 2014

- a. Purpose of Assessment – Kevin Bilkie clarified assessments are to improve/ repair/beautify the neighborhood
- b. Proposed Lighted Fountain in Lake
  - i. Estimated \$5730. to \$7485 from General Landscaping
  - ii. Maintenance on fountains discussion. Recommend to remove during winter months and storage.
  - iii. Resident John M called three fountain companies:
    - 1. Concern with potential sand particles when John contacted Eagle Fountain
    - 2. Warranty issues and maintenance concerns
    - 3. Estimated energy costs could be \$150 - \$300. per month? Need to understand how cost derived.
    - 4. Aqua Doc storage costs
- c. Geese Issues:
  - i. Geese population increasing year over year
  - ii. Mess from Geese impacting residents who enjoy walking
  - iii. A couple residents enjoy the Geese
  - iv. Options for discouraging Geese Remediation discussed
  - v. Al Noe shared comments that remediation options does not guarantee that Geese will not come back each year.
  - vi. Consideration for lights around lakes at night to deter Geese.

- d. General Landscaping – Section E – mulch
  - i. John M question working with OSP regarding Nature Preserve.
- e. Bank Fees
  - i. Update LFE website to accept credit/debit card payments for dues and assessments
  - ii. Consideration raised for accepting Pay Pal payments
- f. Sign Decorations
  - i. Acknowledgment of holiday decorations
- g. Landscape Projects
  - i. Benches installed to allow residents to enjoy Nature Preserve.
  - ii. Drainage Pipe landscaping around Whispering Woods attractive
  - iii. Resident John M concern with spillway
- h. Project Fund – future planning based on \$300./year
  - i. Resident Voting – Volunteer Residents to count ballots

Thank you to all Residents that braved the harsh winter conditions to attend the meeting. Excellent turnout and support.