

Lake Forest Estates- Meeting Minutes

HOA Board Meeting –November 19, 2013

1. Meeting called to order by Kevin Bilkie
2. In attendance – Kevin Bilkie, Damjam Rimal, Wayne Monaco and Sue Andrews
3. Review of 2013 collections status
4. Review and discussion of file liens procedures
5. Vote on filing liens on residences over 2 year delinquent – Board members all in favor.
6. Vote on filing liens on residences over 1 year delinquent, after 30 notice – Board members all in favor.
7. Review proposal of Amendment 1: Neighborhood Fences with restrictions - Board members all in favor.
8. Review proposal of Amendment 2: Board Structure to increase number of board members - Board members all in favor.
9. Review proposal of Amendment 3: Increase of Annual Dues - Board members all in favor.
10. Review proposal of Amendment 4: Quorum Structure and Voting - Board members all in favor.
11. Amendments to be sent to attorneys for review and preparation for Home Owners Association meeting
12. Budget Review:
 - a. Discuss continuation of cutting grass in Block areas A, B, C, D, E (\$6705.) Board members all in favor.
 - b. Continue to prune and mulch areas with signage (\$780.) Board members all in favor.
 - c. Continue to retain Kaman & Cusimano to legally represent LFE (\$700.). Board members all in favor.
 - d. Continue funding legal fees for liens, amendments as well as utility fees and taxes (\$2500). Board members all in favor.
 - e. Continue seasonal decorations around entryway (\$500). Board members all in favor.
 - f. Continue to pay for insurance for Lake Forest Estates (\$1265.). Board members all in favor.
13. New Business for 2014:
 - a. Removal of Geese around lakes (est. \$3000.) Board members all in favor.

- b. File liens on 10 residences past due (est. \$3500) Board members all in favor.
- c. Complete decorative finish to drainage pipes, review proposed photos from Whispering Woods (\$2000) - Board members all in favor.
- d. Add vines to Chain Link fences in Detention Basin (\$1500) - Board members all in favor.
- e. Add benches and flower beds to Blocks B & C (\$6000) - Board members all in favor.
- f. Propose adding fountain(s) to Lake Forest (\$18,000 each) - Board members all in favor.
- g. Plan and advertise Neighborhood Allotment (Yard) Sale and Block Party (\$2500) - Board members all in favor.
- h. Add fireworks display during Block Party (\$5000) - Board members all in favor.
- i. Propose, evaluate and set aside fund for 2015 Playground project (\$25,000) - Board members all in favor.
- j. Set aside \$40,000. For future projects to enhance LFE community - Board members all in favor.

14. Change bank to Fifth Third

- a. Add Pay Now to LFE web site, accept credit card payments for annual dues.

15. Review Neighborhood issues:

- a. Broken street light in front of 1220 Lanes End
- b. Review letters to residences with trailers and boats on property
- c. Review letters for residence with lack of shrubs and landscaping
- d. Discussion on Prairie Crossing variance on proposed homes
- e. Review of Landscaping standard agreements for 2014

16. Prepare for Homeowners meeting in January 2014.