

## **Lake Forest HOA Board Meeting Minutes April 10, 2019**

- I. Call Meeting to Order
  - a. Meeting Called to order at 7:31 pm at Panera Bread.
  - b. All Present: John Zelina Steve DeZort, Alex Kravec, Richard Huckabee, Tony Cruz, Tom Deka, Jeff Flanick
  - c. Approval and acceptance of the Meeting Minutes from February 13, 2019 and Annual Meeting Minutes from March 7, 2019.
- II. Finances
  - a. Treasurer's Report – Alex pasted out and reviewed Lake Forest Estates Income & Expense Report as of April 9, 2019.
  - b. Report highlights:
    - 1. Total Lien Payments received \$3324.76.
    - 2. 5 HOA and 6 Front entrance dues received this year – total \$1570.00
    - 3. Annual Service option to retain Attorney - \$600.00.
    - 4. Following up on Foreclosure properties – Must have lien in place to get in line to collect
  - c. Dues Invoice for 2019 – Most will be sent via email. Alex will mail invoices to homes not on email list.
  - d. Discussed issue of Residence that have not paid HOA dues for two years.
    - 1. The Board agreed on a 2-year threshold before placing a Lien on a property.
    - 2. Two Liens to be placed on properties currently.
- III. Common Properties Updates
  - a. Tree Removal, cut fallen trees, and clean up. Richard to follow-up with Ruby Landscape. Meeting set for Thursday at 1:00 pm.
  - b. Board to follow up on:
    - i. Resident fence repair.
    - ii. Boulder Ridge property newbuild.
    - iii. Propose empty lot owners must put in sidewalks.
- IV. Capital Improvements
  - a. Front Entrances Area Electrical was approved. John will contact the contractor to start the project.
  - b. Run electrical to the Pergola – Whispering Woods and Pond Brook Ln area.
  - c. Pond Brook Ln to be partially paved this year.
- V. Documents to consider posting on the Website to Review
  - a. Annual meeting results. Also emailed to residents – Completed.
  - b. 2019 invoices – still up for discussion
  - c. Agreed to post monthly minutes after reviewed.
  - d. Conservation Easement documentation after review – Completed.

## VI. Committee Updates

- a. Welcoming Committee– John Zelina to chair
- b. Block Party Committee – Tom Deka to chair
  - i. Note: Rick and Julie Cirino would like to participate on the committee
  - ii. Suggestion to consider another location for the Block Party.
  - iii. Noted the Block Party payments are not enforceable.
- c. Garage Sale Committee – Steve DeZort to Chair
  - i. June 21<sup>st</sup> and 22<sup>nd</sup> are the proposed dates for the 2019 Lake Forest Estates Garage Sale.
- d. Decorating Committee – Tony Cruz to Chair
  - i. Decorating committee meeting scheduled for next Wednesday at 7:30 pm at Panera Bread
  - ii. Need plastic poles on corners of property for snow plow trucks. Will purchase this year.

## VII. Handbook and Rules

- a. John to put out a draft and email to Residences
  - i. Mailbox Rule – Keep in good repair, keep level, and can't lean.
  - ii. Trash cans – Cannot keep in front of house, must not be seen from street. Suggest to keep in garage or where can't be seen.
  - iii. Minimum Landscaping
  - iv. Nature Preserve Rules
- b. Steve to mail out violation letter after it is reviewed by Alex.
- c. Allow no more than 30 days for compliance.

## VIII. Spring Walk scheduled for Tuesday April 16, 2019 at 6 pm. To meet at the Pergola.

## IX. Common Property Transfer

- a. JZ to schedule meeting with PFR and report back.

## X. Latest Court hearing ruled in favor of the HOA. Resident was a no show.

- a. John attend.

## XI. New Items:

- a. Board agreed to pay for a Storage Locker close to property.
  - i. Decoration items and Block party items need stored
  - ii. Alex to check on pricing.
- b. Website update – to be reviewed
- c. Community Survey – Will review past survey and email a new one to residents.

## XII. Adjournment – 9:00 pm