

Lake Forest HOA Board Meeting Minutes May 29, 2019

- I. Call Meeting to Order
 - a. Meeting called to order at 7:34pm at Penerima Bread.
 - b. Present: John Zelina Steve DeZort, Alex Kravec, Richard Huckabee, Tom Deka, Jeff Flanick.
 - c. Absent: Tony Cruz.
 - d. Approval and acceptance of the Meeting Minutes from April 10, 2019 with corrections.
 1. Board agreed to start posting monthly and annual minutes on the website.
- II. Formally appoint officers
 - a. Vote and selection of Officers were unanimous.
 - b. President – John Zelina
 - c. Vice President – Steve DeZort
 - d. Treasurer – Alex Kravec
 - e. Secretary – Richard Huckabee
- III. Finances
 - a. Treasurer’s Report – Alex handed out and reviewed Lake Forest Estates Income & Expense Report as of May 29, 2019.
 - b. Report Highlights:
 1. HOA dues for 2019 – 110 paid in full and 3 partial pays, of 169 homes in the Community.
 2. Tree cutting proposal of \$2,500 approved and paid out to Ruby Landscaping.
 3. Alex to continue to follow-up on outstanding dues.
 4. Board approved a storage rental for Lake Forest Estates various supplies and decorations.
 1. Rental Unit: Space Place Storage, Macedonia LLC. 8945 Freeway Dr. Macedonia Ohio 44056 Unit E006, Rent - \$45.90 monthly. 330-524-9054, 330-468-1404
 - c. Collection efforts with K&C is ongoing.
 1. K&C set up payment plan for delinquent dues
- IV. Storm Water Update
 - a. Report complete, update to LFE Board June/July 2019
 - b. John reviewed the report.
- V. Common Properties Update
 - a. unanimous vote on tree cutting proposal
- VI. Capital Improvement Committee Update
 - a. Electrical to pergola and WW/PB
 1. Project to start in June with power going to the pergola and to the tree area by WW.
 - b. Lighting – update from meeting with AJ
 1. Low voltage lighting to be installed.
- VII. Committee Updates
 - a. Welcoming Committee Chairperson-John Z.
 1. Four new homes to welcome to the community.
 - b. Block Party Chairperson-Tom D.
 1. Proposed date for the Block Party – August 24, 2019
 - c. Garage Sale Chairperson-Steve D. – Date set June 21, 22nd 9am-4pm
 1. Steve to set out signage
 - d. Decorating Chairperson-Tony C
 1. Jeff to fill in while Tony is out.
 2. Pergola plant decoration completed

- VIII. Spring Walk-John, Steve, Richard 4/16/19
 - a. Lot of owners with violations, sent reminder with invoices to owners with email
 - b. Gas Fence need repair, maintenance – Steve contacted Orwell Gas - updates
 - c. Fence at RR and Field Stone - Repaired
 - d. Steve and Alex to send out follow-up letter Residents on issues.
- IX. New Rules/existing declarations
 - a. Follow up on process – form letter made by John.
 - b. Other violation letters (landscaping) – Alex to send out letters.
 - c. Fences – discuss adding new rule for LFE
 - 1. Tom to help look up rules for fences in area.
 - 2. Steve to review rules with the City.
 - d. Street Lights not working locations:
 - 1. 1223 River Run
 - 2. 8050 Brook Circle – intersection of WW and BC
 - 3. 8040 Prairie Crossing
 - 4. 8010 Prairie Crossing
 - 5. 9791 Prairie Crossing
 - 6. 1043 River Run
- X. Miscellaneous
 - a. Storage facility rented for decorations and other items currently stored in homeowners' garages –
The storage unit has been acquired as note in the Finance report
 - b. Vacant lot mowing – John to follow – up PFR lots and Lots 144, & 142.
 - c. Survey – considering a monthly survey for the community.
 - d. Website – Jason to help keep updated with current materials and information.
 - e. Geese issue review – more research needed in this area.
 - f. WW cul-de-sac
- XI. Adjournment – 9:00 pm