

Lake Forest HOA Board Meeting Minutes

October 9, 2019

- a. Call Meeting to Order
 - a. Meeting called to order at 7:34 pm at Panera Bread
 - b. Present: John Zelina, Alex Kravec, Richard Huckabee, Tom Deka, Tony Cruz, Jeff Flanick.
 - c. Absent: Steve DeZort
 - d. Review and Approval of Annual Meeting Minutes from September 11, 2019.
- b. Finances
 - a. Treasurer's Report - Alex pass out and reviewed Lake Forest Estates Income & Expense Report as of October 9, 2019.
 - b. Report Highlights:
 - i. HOA 2019 Dues – 136 paid in full, 2 partial payments. (Based on 169 Homes)
 - ii. Highlight of Items paid this period:
 - 1. Ruby Landscaping paid this period
 - 2. Block Party - \$200.00 under budget.
 - c. Total of 30 Residents 2019 dues still not paid – follow-up reminder letters were sent out.
 - d. Lien payments and Legal fees still outstanding for a number of residents.
- c. Storm Water Update – Waiting on report from the NORSD, planning to invite a NORSD Representative to our next annually meeting.
- d. Common Properties Update
 - a. Pine trees dirt addition and grass seeding project – Ruby Landscape agreed to \$1000.00 to complete project,
 - b. Plan to have mulching completed next year – Richard to get quotes for budget planning.
- e. Capital Improvement Committee Update
 - a. Electrical to pergola and WW/PB - Completed
 - b. Lighting – Tom to follow-up. Plan to complete this week.
- f. Committee Updates
 - a. Welcoming-John Z – John will follow-up.
 - b. Block Party-no report
 - c. Garage Sale-Steve D. – no report
 - d. Decorating-Tony C – Tony plans meeting with his committee on Oct. 23rd. Planning fall decorations.
- g. New Rules/existing declarations
 - a. Violation letters/communication – Sent out this week.
 - b. The Board will follow-up on Mailbox and Trash can rules adapted at last annual meeting.
- h. Miscellaneous
 - a. Survey – Working on updates. A new survey is to be sent out to Residents, with responses due before the next Annual Meeting.
 - b. Website – Jason will still take the lead on keep the website up to date. John and Richard plan to set up a second training.
 - c. Landscape contracts update 2020-2022 – Richard to follow-up.
 - d. Budget 2020 planning to start.
 - e. Hold Macedonia Meeting Room for Thursday March 5, 2020 per declarations – John to follow-up on securing room.
 - f. Other – The Board will research IRS non-profit status.
- i. Adjournment – Meeting Adjourned at 8:19 pm.