

Lake Forest HOA Board Meeting Minutes

Aug 14, 2019

- a. Call Meeting to Order
 - a. Meeting called to order at 7:38pm at Panera Bread
 - b. Present: John Zelina, Steve DeZort, Alex Kravec, Richard Huckabee, Tom Deka, Tony Cruz, Jeff Flanick.
 - c. Review and Approval of Annual Meeting Minutes from July 17, 2019.
- b. Finances
 - a. Treasurer's Report - Alex pass out and reviewed Lake Forest Estates Income & Expense Report as of Aug, 14, 2019.
 - b. Report Highlights:
 - i. HOA 2019 Dues – 134 paid in full, 1 partial. (Based on 169 Homes)
 - ii. Highlight of Items paid this period:
 - 1. Run Electrical wiring –\$ 2271.00
 - 2. Ruby Landscaping - \$3000.00
 - 3. Block Party - \$530.00 (Total to be determined later)
 - c. Lien payments and Legal fees received from three residents.
- c. Storm Water Update – Steve gave brief update – overall no new information.
- d. Common Properties Update
 - a. Ruby quote for adding soil to exposed root bulbs on pines.
 - i. Quote came in at \$530.00 to add dirt, which was approved by the board.
 - ii. Ruby revised his Quote to \$850.00 stating his first quote did not take into account all areas. The Board will need to vote on the new proposal.
 - b. Rudy quote for repairing lawn where electrical run to pergola, and WW/Pond Brook
 - i. A quote of \$450.00 to repair the dugout area was rejected by the board. Richard to request a revised quote.
 - ii. A revised quote of \$300.00 was submitted by Ruby Landscaping. The Board will consider at the next Board meeting.
- e. Capital Improvement Committee Update
 - a. Electrical to pergola and WW/PB - Completed
 - b. Lighting – Tom to follow-up and take lead on this project.
- f. Committee Updates
 - a. Welcoming-John Z – John will schedule time for handing out welcome baskets and report ack.
 - b. Block Party-Tom D.
 - i. Block Party is all set for Saturday August 24th, starting at 1:30 wit a bike parade from the Pergola. Block party to start at 2:00 pm.
 - ii. Tom needs all board members who will be helping with set-up to report to the block party location on Prairie Crossing at 12 noon.
 - c. Garage Sale-Steve D. – No report
 - d. Decorating-Tony C – No report
- g. New Rules/existing declarations
 - a. Violation letters/communication – Alex will follow-up on getting letters out and report back.
- h. Miscellaneous
 - a. Survey – A new survey is to be sent out to Residents before the next Annual Meeting,
 - b. Website – Jason will still take the lead on keep the website up to date. John and Richard attended a training conducted by Jason.
 - c. Macedonia tree replacement/trimming
 - d. Orwell Gas Fence – Steve to follow-up and report back.
- i. Adjournment – Meeting Adjourned at 8:40 pm.