

Lake Forest HOA Board Meeting Minutes

July 8,2020

- a. Call Meeting to Order – Meeting called to order at 7 pm. at Jeff’s house.
 - a. All Present: John Zelina, Steve DeZort, Alex Kravec, Richard Huckabee, Tony Cruz, Tom Deka, Jeff Flanick.
- b. Review and Approval Meeting Minutes.
 - a. Board Meeting Minutes from May 20,2020 – Approved.
 - b. Annual Meeting Minutes from March 5, 2020 - Approved.
- c. Finances
 - a. Treasurer’s Report- Alex reviewed Lake Forest Estates Income & Expense Report as of July 7, 2020.
 - b. Review Highlights:
 - i. 2020 HOA Dues – 121 paid in full & 1 partial paid, out of 168 homes
 - ii. The HOA P.O. box is set up for auto renewal.
 - iii. Board approved keeping PayPal as the only payment method online.
 - iv. Ruby Landscape invoices paid including 2 payment from last year. We will request more timely invoicing.
 - v. John to follow-up with Lot [REDACTED] payments
- d. Common Properties Update
 - a. Mulch update, and fertilizing trees – Completed by Ruby Landscaping.
 - b. Pond Signs – NOTICE: Use Common Areas. At Your Own Risk – need to install 6 ft. polls.
 - i. 4 posts have been received waiting on 2 more. Signs are already purchased
 - ii. Alex to follow-up
- e. Capital Improvement Committee Update
 - a. Lighting project updates. – Tony reported:
 - i. River Run side completed.
 - ii. Whispering Woods and Pergola lighting still needed.
 - b. Tree addition to WW and Pergola – Steve to take the lead on this project.
 - i. This is expected to be a fall project.
 - ii. Waiting on Estimates.
- f. Committee Updates
 - a. Welcoming- No report. Looking for a new committee Chair.
 - b. Decorating-Tony invited a guest from the committee – Joanna to address the Board with a number of proposals. The board to discuss the following:
 - i. A monthly newsletter to keep communications open.
 - ii. A community cleaning day.
 - iii. Offering some type of incentive to have more residents attend the annual association meeting.
 - iv. Tony brought up redoing the entranceway with pillars.
 - c. Garage Sale – No report.
 - d. Block Party – No report.
- g. New Rules/existing declarations
 - a. Violation letters/communication updates.
 - i. Letters need to be updated.
 - ii. Violations to Review: Landscaping requirements, Mailboxes, Trash Cans.
 - b. Other
- h. Miscellaneous
 - a. Website – the Board will continue to work with Jason.
 - b. Community News Letter – Jeff to chair this project.
- i. Adjournment – Meeting Adjourned at 9:30 pm.