

Lake Forest Estates HOA Meeting Minutes August 19, 2020

- 1) Call Meeting to Order Meeting called to order at 7:00 pm at Panera Bread.
 - a. Present: John Zelina, Steve DeZort, Alex Kravec, Richard Huckabee, Tom Deka, Jeff Flanick.
 - b. Absent: Tony Cruz
- 2) Review and Approval of Annual Meeting Minutes from July 8, 2020 - Approved.
- 3) Finances
 - a. Treasurer's Report - Alex reviewed Lake Forest Estates Income & Expense Report as of August 19, 2020.
 - b. Review Highlights:
 - i. 2020 HOA Dues – 132 paid in full out of 168 homes
 - ii. Reminders letters were sent out to Residents with Liens.
 - iii. Reminder letters to be sent out to Residents with outstanding dues.
- 4) Common Properties Update
 - a. Pond Signs – installation update.
 - i. 6 signs and poles are in.
 - ii. Steve to plan installation.
 - b. Discuss Opinion Letter – Kaman & Cusimano.
 - i. To further review at next meeting.
- 5) Capital Improvement Committee Update
 - a. Lighting project updates.
 - i. Waiting for parts to complete.
 - ii. Tony and Tom to work on completing the project.
 - b. Tree addition to WW and Pergola.
 - i. Waiting on one more bid.
- 6) Committee Updates
 - a. Welcoming - Need someone to chair.
 - i. Will put request for volunteer in first newsletter.
 - b. Decorating - Tony C - no report.
 - c. Garage Sale – N/A
 - d. Block Party-N/A
- 7) New Rules/existing declarations
 - a. Violation letters/communication updates
 - i. Steve to work on an updated list before reminders are sent out.
 - b. Violation assessment discussion and vote. The following passed:
 - i. 1st letter – warning
 - ii. 2nd letter – \$75.00 assessment.
 - iii. 3rd letter - \$150.00 assessment.

8) Miscellaneous Business

a. Community Newsletter – Jeff F.

i. First draft of the Newsletter was passed out for review and comments. The following to be added to the newsletter.

1. Summary of the Home Owners Responsibilities.
2. Landscape Requirements
3. Need volunteers for Welcoming committee.
4. Remind Residents of the no campers or boats allowed to be stored outside their property.
5. Ask Residents to share any historical data they may have on Lake Forest Estates with the Board.

b. Other business

i. Dredging the Pond update:

1. Steve to get estimates.
2. Discussion on what happens if we do not dredge. – the ponds will fill up with dirt, sand and other sedimentations and will no longer be pond.

ii. Plastic smell in are – Steve to follow-p with the city/

9) Adjournment – Meeting adjourned at 8:45pm.