

## Lake Forest HOA Annual Meeting Minutes March 9, 2023

- I. Sign in opens at 6:45 pm at the Macedonia City Hall Lower Meeting Room.
- II. Called Meeting to Order
  1. Meeting called to order by Tony at 7:25 p.m.
  2. Quorum established: based on 157 eligible homes, need 79 for a quorum; 82 households in attendance or represented by proxy.
- III. Welcoming and Introductions by President Tony Cruz
  1. Tony Cruz
    - a. Thanked everyone for attending the meeting and introduced the members of the Board.
    - b. Thanked retiring Board members Richard Huckabee and Jeff Flanick for their service,
    - c. Established Proof of Notice of Meeting.
    - d. Reading of 2022 Annual meeting waived. A copy was sent to each Resident.
    - e. Power Point Presentation would not work on screen
- IV. HOA Presidents Report
  1. Tony Cruz reviewed approved rules for the community:
    - a. Trash Can and trash violations
    - b. Mail Boxes to be maintain.
    - c. Shed and home improvements need to be approved by the HOA and the City of Macedonia.
    - d. Trees planted on Tree Lawns consistent with the street.
      - Tony will first address with the city.
    - e. Reviewed enforcement and Assessments of rule violations.
      - If the HOA Board finds a Lot Owner in violation of any bylaws, covenants, or rules passed by the HOA Board, the HOA Board will provide the Lot Owner written notice of the violation and 30 days to cure the violation.
      - HOA Board shall impose a **\$75 enforcement assessment** payable within 30 days of the notice of such assessment.
      - The HOA Board shall continue to provide written notice and levy \$150 enforcement assessment every 90 days until the Lot Owner cures the violation
    - f. Tony discussed law suit initiated by PFR.
    - g. Future projects:
      - Getting uneven sidewalks fixed
      - Putting sidewalks in unfinished areas.
        - a. Residents pointed out we should pass on this due to:
          - i. We do not own the property
          - ii. Once the property id improved, the property will be subject to more rules.

V. Treasury Report – Olivia Braden

1. Reviewed the Income and Expense Report as of 01/01/2023
  - a. This report to be sent out.
  - b. 12 homes have HOA dues outstanding.
2. Reviewed the 2023 Proposed Budget
  - a. Budget to be emailed to Residents.
  - b. Proposed preliminary Budget \$275.00.
  - c. Proposed an additional \$20.00 for the block party.
  - d. Proposed total yearly Budget \$295.00.

VI. Decorating Committee Report:

1. New benches for the pond area, approved by the Board.
  - a. \$600.00 per bench approved.
2. Board to consider using a lighting Company for Christmas decorations and lighting, cost estimated between \$1000.00 to \$1600.00 initially.
  - a. Should be able to delete the storage expense.

VII. Voting and Results

1. Volunteers to count votes – 2 Residents came forward.
2. Proposed Budget Results
  - a. Operating Budget - \$275.00 per household – Passed 79 to 3.
  - b. Block Party budget - \$20.00 – passed 62 to 19.
  - c. Total 2023 HOA Dues - \$295.00
  - d. Budget Surplus Results
    - a. 62 – Reserve Fund
    - b. 14 – General Operating Budget.
    - c. Surplus will go to Reserve Funds
3. Volunteers for the 2 HOA open Board positions.
  - a. Sophia Smith
  - b. Brendan Hickey

VIII. HOA Board Members for 2023

1. Tony Cruz                      President
2. Tom Deka                      Vice President
3. Olivia Braden                      Treasurer
4. Shawn Morgan
5. Joanna Janisz
6. Sophia Smith
7. Brendan Hickey

IX. Adjournment –8:35 pm