

Lake Forest HOA Annual Meeting Minutes
March 14, 2024

- I. Sign in opens at 6:45
 - a. Meeting called to order at 6:55 p.m by sitting Board President, Tony Cruz.
- II. Establish a Quorum
 - a. Quorum established: 83 of 153 eligible households in attendance in person and by proxy
- III. Welcoming and Introductions
 - a. Tony Cruz
 - 1. Introduced self and thanked everyone for attending the meeting.
 - 2. Introduction of Board
 - 3. Reviewed the 2023 agenda.
 - 4. Called for approval of 2023 Annual Meeting Minutes – motion moved 2nd and approved.
- IV. HOA Presidents Report
 - a. Tony Cruz presented by Power Point Presentation - Highlights listed.
 - 1. Reviewed why we have a HOA
 - 2. Maintenance of Common Areas
 - 3. Goals of HOA
 - 4. 2023 Block Party budget and outcome (next scheduled 2025)
 - 5. Current Status of dam lawsuit
 - 6. Review of past due homeowners and liens and path forward
 - 7. Transformers update (repair)
 - 8. Retiring board members and need to recruit.
 - 9. Process to follow when making (external) property changes.
 - 10. Current bylaws listed on website
- V. Questions and Answers
 - a. Tony and Board took Question;
 - 1. Dam issue still ongoing? Answer Yes
 - a. We still have the responsibility to maintain the common areas.
 - b. Lawsuit delayed until September 2024.
 - c. Current proposed solution is to use empty area on Whispering Woods as overflow.
- VI. Financial Report
 - a. Tony Cruz (prepared by Olivia Braden)
 - 1. Reviewed the Income and Expense Report).
 - 1. 13 Unpaid Lots.
 - 2. Reviewed collection efforts.
 - 3. Reviewed Excessed Funds.
 - 2. Reviewed the 2024 Proposed Budget.
 - 1. Based on 153 eligible homes.
 - 3. Discussion, Questions and Answers
 - 1. No changes on existing budget with exception of lawn care (~4k)
 - 2. Concerns about sidewalks ¾ inch or higher should be repaired at homeowner expense. If city updates, homeowners will be charged.
 - 3. Concerns on dumping of lawn clippings in common areas. If caught, this is a violation subject to fines when reported to city.
- VII. Board Elections and Proposed Budget Voting

- a. Appointment of Ballot Assistants and Counters
 - 1. Tony Cruz (retired)
 - 2. Tom Deka (retired)
 - 3. Olivia Braden (retired)
- b. Nominees for Board Members
 - 1. Adam Sampson
- c. Elected To the HOA Board
 - 1. Adam Sampson
- d. Proposed Budget Results
 - 1. Operating Budget - \$275 per household – Passed (87 yes)
 - 2. Add On - \$35.00 per household (update to transformers to repair and replace lights) – Passed (86 yes 1 no)

VIII. Closing Comments

- a. Announcement of Voting Results

IX. Adjournment – 8:20 pm