ke Forest Home Association



Annual

Meeting

HOA ANNUAL Meeting

January 16, 2018

Minutes

Location: Lacey Fire Station #34, 8407 Steilacoom Dr., Lacey, WA

Board members present: Robert Chase Turner, Lorna Stewart, Nan White

Board members absent: Chris Sherin, Shannon Hildreth

Guests: 9

Time started: 6:54 pm

President of HOA 2017 Year in Review – Reserve Funding of $40 per year passed. Most streetlights in neighborhood converted to LED for better lighting and financial savings.

CC&R Report for 2017 (out of sequence, delivered during board meeting). See Attached Report

* CC&R program will be working to improve compliance with HOA regulations
* Division 1 needs a CC&R volunteer
* Shannon would like someone to volunteer to lead CC&R, and she would take over Div 1.

Treasury Report for 2017 – See Attached Report

* VOTE – to transfer ½ of leftover operational budget to Reserve Fund, $13,276.61 – approved
* VOTE – to transfer balance of late fees to Reserve Fund $6,770.19 – approved
* Shantel requested that Chris remove to PayPal link (button) from LFHA website. Some homeowners have found the process too confusing.

ARC Report for 2017 – See attached report

Communication Report for 2017

* LFHA tries to keep neighborhood informed in as many ways as possible
* LFHA.net website is the official “voice”, minutes from board meetings, CC&R’s and other documents are posted here.
* Both Next Door Lake Forest Neighborhood and Facebook Lake Forest Community are monitored by Lake Forest volunteers. The HOA board does not control their content.
* Sign Boards at each entrance are used to convey information
* HOA Newsletters are packed with information
* HOA email and phone are handled by volunteers.

Events Report for 2017 –

* Hearing Park was used for several parties/weddings over the past year. One event was up to 90 people and left no trash in the park. Annual Easter Egg Hunt, volunteered by Lorna was a success. May’s Neighborhood Yard Sale drew plenty of visitors. Spooky Lights Contest in October had 2 winners. Holiday Lights Contest in December – judges were overwhelmed with all the houses alight that the judging went over two nights. 4 winners.
* 2018 Easter Egg Hunt, March 31st at noon (Saturday)
* 2018 Neighborhood Yard Sale Friday May 18th and Saturday May 19th.

Maintenance Report for 2017 – See Attached Report

Old Business - none

New Business

* Yellow card in the mail was announcing the monthly Long Lake Management Meetings. Lake Forest Neighborhood needs 1 volunteer to represent our neighborhood at these meetings. Next meeting Jan 25th at Lacey Community Center.
* CC &R’s need updating. Originally written in the late 1970’s – early 1980’s. Volunteers are needed with this project. Alex volunteered, others are still needed.
* Annual request of an “audit wave” from the neighborhood is coming. LFHA homeowners must vote to allow non-board members to audit the financial books or pay the going rate of approximately $5000 to have it done professionally.
* Parking on lawns is not permitted and is a problem in the neighborhood
* Shantel requests that once HOA fines reach the point of placing a lien on a homeowner’s property that the HOA do a contractor’s lien, as this gives the HOA a bit of priority of getting paid.
* Vehicles blocking the sidewalks are illegal
* Speeding is still a problem in the neighborhood.

End Time 7:53 pm









