



Lake Forest HOA Board Meeting

November 20, 2018

Meeting Minutes

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

Board members present: Chase Turner, Chris Sherin, Lorna Stewart, Nan White, Beckie Weatherford

Board members absent: Greg Landers, Judi Denney

Guests: 7

Time started: 6:30 PM

President's Welcome

Secretary Report:

- October 2018 Board minutes were approved

Treasurer Report

- Current accounts in arrears send to VF - *yes*
- Request from VF to close lot 3138 at amount received - *VOTE - NO*
- Vote to reimburse Nan and Beckie \$50 ea for stamps - *YES*
- Vote to pay for shelving for new shed out of petty cash - *YES*
- Invoices for dues will be emailed or mailed
- Vote to transfer the \$1,500 received from city of Lacey for easement into the reserve fund - *YES*
- Vote - transfer 3rd quarter late charges of \$2,206.91 to reserve fund - *Yes*
- Vote - increase 2019 assessments by 3% pursuant to the CCR's of each Division: *YES*

Treasurer Report

November 20, 2018

- No real report- no money other than lot 3138 payments from VF
- No phone calls, no mail so nothing to report.
- Request reimbursement
 1. Nancy white for \$50.00 for stamps CCR letter

ARC Report:

- lot 1013, 1127, 2063, 3029, and 2015 requests were approved

C C & R Report

- discussion was held in regards to lot 3137 and whether they are running a car repair business as well as non operational cars at lot 3138
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CCR Report – November 2018

OCTOBER TOTALS	1 st Letter	2 nd Letter	3 rd Letter
Division 1	2	1	0
Division 2	3	1	1
Division 3	3	0	0

Of the 8 lots with fines, 3 have no changes in the violations, 1 is new to a lot already with fines, 1 is under an extension, 1 has gotten rid of one of the non-op cars, and 2 lots are resolved.

Division 1 volunteer CC&R reporter resigned. Currently looking for someone to take over Division 1.

The number of violations has decreased a great deal as the weather turns colder, no more shaggy lawns.

Of the 3 letters sent to lots with fences on Kyro Road in September 1 resolved quickly, 1 appears to be working on the issue of the bad fence, and one is on extension for clearing the lot and taking down the dead trees.

Lot 2076, I've been working for a few months on a dead tree on a lot with a homeowner overseas. The management company finally came through last week and took down the tree.

Lot 3090 – Being fined for at least 2, but likely 3 non-op vehicles. They have not reached out to contact us about this. Contact Junk Vehicle Program?

Lot 3137 – appears to be running an auto repair business from their home. How do we want to pursue this? I have no proof they are running a business. It could all be volunteer work.

Communication Report:

- Phone - CCR 6, address change 1, lake info 1,
- Facebook - 74
- lfha.net - 11
- Next Door - 378

Events Report:

- Halloween Decorating Contest - Winners, Lot 3849 Oxford Loop and 3303 Baylor Court.
- Holiday Decorating Contest will be held December 20th with prizes

Long Lake Management Report: Kathleen Emmitt is the new Lake Forest representative for this committee.

Maintenance Report:

- clearing of trees in green belts -trees are being identified and bids will be taken end of November first of December
- Storage building will be cleared out by Sunday, November 25 - Chris/Nan
- Maintenance contract to be provided to Chase and Beckie for review by Lorna.
- see below report:

Maintenance Report
November 20, 2018

- Petty cash expenses \$161.86

Keys for new shed- \$16.34

Shelves for shed- \$108.87

Costco Gas- 36.65

Current Balance \$178.78

- Harvard green belt 80 plus hours this month cutting down dead smaller trees, pulling English ivy, blackberries, trash, cutting up down trees, blow sidewalk on Walthew.
- a brush hog would help. Jeff said maybe 3 or 4 more times it would be in pretty good shape
- SE entrance fix car damage, trash, weeds, blow leaves, preen

Would like to discuss the maintenance contract renewal again. Need to decide by next month
We will not find anybody else for as good a price and for the quality we are getting.

Shoreline Restoration Committee:

- Committee consists of: Kathleen Emmitt, Nan White, Joe White, Jeff Heard, Chris Sherin.
- Thurston County has assigned a planner for our project - Brad Murphy
- Will be a phased project
- working on permitting costs
- SCJ Alliance will meet with the committee Dec 7th to assess high water marks and to start the planning process.

Old Business:

- 7:00 vote count to waive the CPA audit for the 2017 books - *did not receive a quorum. 135 yeas 23 nos total 158 votes - must have $\frac{2}{3}$ to reach a quorum. will have to conduct a second vote and have $\frac{1}{2}$ to reach a quorum.*
- New LFHA Website Project - *Chris and Nan to investigate who has our domain and how we get it back*
- Newsletter - *draft copy reviewed and changes to be sent to Holly Harmon. Newsletter will be mailed/emailed with invoices.*
- 2019 Budget - will be reviewed at next meeting.

New Business:

- Thurston County Crime Reports for October 16th -November 20th - 2
Suspicious activity -

End Time : 8:38 PM