Lake Forest Home Association

HOA Board Meeting

March 20, 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: 7

Time started: 6:30 pm

President’s Welcome:

* Cancellation of February 2018 meeting – due to predicted black ice and snow accumulation
* Chase is not moving to Hawaii

Open Forum: Resident requested that FLHA set aside an area of greenbelt that runs along Marvin St. to protect a native flower Camus growing in the gravely open area during its flowering season. Lorna requested that the area be “flagged” so that the mowers enter until the flowering season is over.

Secretary Report:

* January 2018 Board minutes yea/nay - approved
* January 2018 Annual minutes yea/nay - approved
* Secretary Board Position expires March 2018 – Nan has agreed to stay on for 2 more months while the board searches for another volunteer. Nan agrees to continue to do the signage at the entrances and wishes to continue to stay active with the HOA.

Treasurer Report:

VOTE: $117.48 for Preen (FEB), $250 for US Post Box (FEB), $200 for Petty Cash(FEB), $199.71 for Maintenance (FEB), $228.58 for Preen (MARCH). Nan motioned, Chase 2nd, approved.

Treasury Question? How are payments applied to HOA bills? If you owe $40 (for 2017 Reserve Fund) + $157 for (for 2018 HOA dues) and you pay $157 – how is it applied? Lorna-the $157 will be applied to the 2018 HOA dues. It will ***NOT*** be applied as $40 (for the 2017 Reserve Fund) and $117 (for the HOA dues).

Handout for Board Members – Adequate Reserves (Finally!) Defined. Lorna want all board members aware of this article about reserve funding.

* Follow up: 2016 Financial Audit – Receipts from Chase’s phone? Chase says he never received the receipts for Public Storage. Lorna now has access to Public Storage account.
* Follow up: Signed Contract for Bookkeeping for 2018? No
* Volunteer Audit or Professional Audit of Financial Records for 2017 vote. When will it be mailed? Pre-stamped post card for vote? Discussion on auditing. LFHA will try to do the audit vote via “Election Buddy.” Signs to be posted at entrance gates and notices placed on social media about electronic voting.

ARC Report: No report

* Update on “chicken wire” fence
* Chase received one form, for Lot 3187 – Chase will respond in 1 week.

C C & R Report: No report

* Volunteers needed?
* Photo of problem with cars – update?

Communication Report:

* LFHA phone: 83, mostly about late fees and robo calls
* LFHA website: No report
* Nextdoor: “Lake Forest Lacey” (volunteer hosted, LFHA Board not responsible for content) No report
* Facebook: “Lake Forest Community” (volunteer hosted, LFHA Board not responsible for content) No report

Events Report:

* Easter Egg Hunt March 31, donations needed? Needs volunteers and candy donations. 10:30 AM to help with eggs and children
* (Out of sequence) Summer Events Volunteer needed to wipe down tables, put up reserved signs for events, etc.

Long Lake Management Report: No report

Maintenance Report:

* Gate issue reported on social media This issue is being worked on.
* 2 “dog poop bags” volunteers – still active? One volunteer needed for Marquette

Complaint of dogs off leash in Hearing Park. Signs are clear that dogs need to be leash. Board is aware that neighbor’s dog swims to the park.

Ramp Work – This Saturday, 9 am.

Park Hours 7am 7pm. Hours to be revisited with April’s board meeting.

Old Business:

* City of Lacey Water Easement Project update – Chase had concerns that the contract that the city offered had the following statement “water main & other utilities”, requested that contract be rewritten for water main only. Chase did not sign paperwork. Project is about 1 year out.

New Business:

* Setting Goals for LFHA Board for 2018
* Establishing Rules & Regulations to assist CC&R
* Using “late fee” funds to purchase/install shed for storage Tabled
* Using “late fee” funds to build off-leash dog park on Oxford Tabled
* Idea for recruiting volunteer board members: Postcards, no action taken
* Thurston County Crime Reports for January and February 2018: No reports of stolen mail in our HOA area in Jan or Feb, or of any serious incidents.

End Time: 8:44 pm

  