



**Lake Forest Board of Directors Meeting  
June 21<sup>st</sup>, 2022  
Minutes**

Location: Hearing Park

Board members present; Nan White, Kim Busenbark, Deanna Rocamora

Member-at-Large; Alex Bromen, Shannon Hildreth

Board members absent: 1

Guests: 4

Time started: 6:35 pm

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**Called to Order**

Nan welcomed new guests and introductions were made.

**Announcements**

The man gate to Hearing Park will be propped open temporarily. A small piece of steel (the gate stop) has been knocked loose and the gate doesn't close properly. The gate will have to be closed and locked nightly until the repair is made.

**Minutes**

The June minutes were distributed via email for review. No changes were made. A motion was made, seconded and carried to approve the June board meeting.

**Treasurer Report – Kim Busembark/Shantel Jones**

Treasurer report is available for review on Google Drive.

Balances of accounts announced, and expenses reviewed.

There are approximately 100 unpaid annual HOA dues as of this meeting. These unpaid annual dues result in a budget deficit of approximately \$14,000. A report of past due accounts will be presented at the next board meeting.

The 2019 and 2020 audit is scheduled for 6-27-2022 and will be completed by a group of volunteers from the neighborhood as well as past and present board members.

**Covenants, Conditions, & Restrictions (CC&R) Report -Update by Alex Bromen**

Report submitted via email for inclusion with minutes. Addendum A.

Discussion occurred regarding assessing new fines on lot 1055. No decisions were made today. The board will revisit this topic in July to give the executor of the estate time to proceed with the legalities of eviction.

## **Maintenance -Update by Jeff Heard**

Report submitted via email for inclusion with the minutes Addendum B.

As mentioned earlier, the man gate at Hearing Park has been damaged and needs repair. One of the residents has volunteered to make the necessary repairs.

New bark is needed for the Carnegie and SE entrances.

A motion was made, seconded and carried to purchase 3-6 yards of bark for approximately \$200.

RMR Lawn Service submitted a request for reimbursement of a damaged tire on his lawn mower. The lawn mower tire came in contact with a stake in the ground that was not visible from his vantage point. Discussion occurred regarding whether the LFHA is responsible for the cost of repair to his equipment for this event. With a vote of 3 yay, 2 nay, LFHA will reimburse RMR Lawn Service as described below.

A motion was made, seconded and carried to reimburse RMR Lawn Service \$141.35 for the repair of his damaged tire.

Discussion about the landscaping and beautification of the NE entrance occurred. A suggestion was made to create a committee that would focus on improving beautification of the neighborhood.

**Architectural Review Committee (ARC) Report -Nan White, Kathleen Emmett, Shannon Hildreth**  
4 requests were received and approved.

Lot 3186-Change housepaint and trim colors from approved July 2021 colors.

Lot 1070- House paint colors

Lot 1088- Create gravel area for extra parking.

Lot 3041- House paint colors.

## **Events**

A calendar has been added to the LFHA website. The calendar will be accessible to the public and will display any neighborhood events and Hearing Park reservations.

## **Waterfront/Shoreline Project**

Kathleen was unable to attend this meeting but provided a report on a new proposal in her absence.

No demolition, grading or landscaping is in this new proposal. We may want to do our own landscaping at a later date.

- 1) Bulkhead and steps into lake reinforcement. We'll need approximately 15-20 large granite boulders to do this.
- 2) Raise ramp to dock (last section of walkway to allow flow to the northside of the beach.
- 3) Replace rotting logs with granite rockery along stairway to platform on shore. About 35-40' of rockery needed.
- 4) Resurface 3 retaining walls and bulkhead with stone concrete, plus repair and widen steps to dock and add concrete slab to dock.
- 5) Install sturdy railing similar to existing railing on dock along steps going down to the dock.

Resurfacing contactors in Olympia:

Jenson Brothers  
Cap concrete coatings  
Joint Home Services  
AJB Landscaping and Fence

**Old Business**

**New Business**

Discussion regarding street sweeping the neighborhood occurred.

Hearing Park will stay open until 11pm on 7-3-22 for residents to watch the lake home fireworks. No fireworks will be allowed in Hearing Park and any pets need to be leashed at all times. Alcohol and glass are prohibited.

Yellow paint on paved pathways in Hearing Park have faded. Jeff will add it to his maintenance list for the volunteer group.

Motion made, seconded, and carried to adjourn @ 8:18pm

## Addendum A

### CCR Report for June 2022

1. CCR inspections were made on April 26, May 3, 24, 31, and June 7 and 20.
2. Letters sent in June (23):
  - a) #1: 22
  - b) #2: 1
  - c) #3: 0
3. Breakdown by violation types:
  - a) #1: 3 for trailers, 9 for yard appearance, 6 for cans, 2 for both cans and yard, 2 for parking,
  - b) #2: 1 for cans in view
  - c) #3: 0
4. Homeowner corrections (16) for June, 2022 :
  - a) #1: 1 for fence repair, 4 for cans in view, 4 for trailer/RV, 1 for parking, 5 for yard appearance, 1 for cans and yard
  - b) #2: N/A
  - c) #3: see fine status and report notes below
5. Turned over to Treasurer in June: 0
6. Fine (Letter #3) status:
  - a) Lot 1055 Executer of estate is working to resolve all CCR violations and plans to sell the house. A family member moved back in, is continuing CCR violations and will be evicted along with the RV and his possessions. Board agreed to stop fines. No fines pending resolution and disposition by Executer. A copy of the Executer's letter is in the BOD Gmail file. Three day vacate notice being sent this week, probable Court Order issue to follow with ten day compliance suspense.
7. Report Notes: The resolution of greenbelt incursions will be resolved by a survey scheduled for June 29. Board should send notices to homeowners adjacent to survey area to coordinate necessary access.

CCR report on June 21, 2022 by Alex. Copies of Courtesy Letters sent to home owners will be placed on file on the LFHA BOD Google drive.

Addendum B

Prepared by Jeff Heard, maintenance chairman

5/30 Holiday, no work party

6/6 Weed NE Entrance. Blow debris from island & street.

6/13 Remove mower hazard on parking strip along Lk Forest Dr across from Baylor Steel Fence posts & chicken wire deer barrier removed & placed in resident's yard

6/18 Responded to resident locked in park, Man gate damaged preventing entry or exit. Propped gate open temporarily until repair complete Also Keypad seems to have intermittent malfunction. If condition persists will need to consult locksmith

6/20 Weed Carnegie island, pick up debris, blow entire island & street Survey damage to park man gate. Scheduled fix with welder for Wednesday 6/22

Chip Brown, resident, regular Monday volunteer, and welder, stepped up to fix park man gate. Will weld repair Wed morning.

Weeds in entry islands persistent problem; Request authorization to purchase three to six yards of bark @ \$32.00 for Carnegie & SE Entry. Volunteers will haul & apply bark.

No reimbursable expenses.