



**Lake Forest Board of Directors Meeting
July 19th, 2022
Minutes**

Location: Hearing Park

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

Member-at-Large; Alex Bromen, Shannon Hildreth

Board members absent: 0

Guests: 4

Time started: 6:37 pm

Called to Order

Announcements

No new announcements to make

Minutes

The minutes were reviewed, and 2 corrections were noted. A motion was made, seconded and carried to approve the amended minutes.

Treasurer Report – Kim Busenbark/Shantel Jones

There are 59 lots delinquent with yearly HOA dues. Statements were sent at the end of May to these residents. New letters will be sent in August.

The 2019 audit was done by a group of volunteers from the neighborhood, but results are not available at the time of this meeting. Kim will follow up with our previous treasurer for an update and to find out about the scheduling of the 2020 audit.

A volunteer is needed to initiate the vote of the residents to waive the 2021 audit.

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

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

Call received complaining about the appearance of a neighbor's house. Alex will follow up.

Update was given on lot 1055. The RV's are gone and eviction proceedings are in process.

Survey results of greenbelt incursions have not been received. The survey company had to go back to area for more measurements.

A rental property has an overgrown yard and multiple vehicles that are not currently registered and inoperable. It's unclear if the property is occupied or not. Alex will follow up and has already left a voicemail for the owner on record.

The county has fixed the storm drain on Creighton Court. This street had a significant draining problem which led to flooding.

Maintenance -Update by Jeff Heard

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

Discussion occurred about the removal of protected trees (that were rotted) from a greenbelt in the area.

Architectural Review Committee (ARC) Report -Nan White, Kathleen Emmett, Shannon Hildreth

Nan has requested the informational ARC page to be returned to the LFHA website. She is waiting on a reply from the website volunteer.

Nan has been experimenting with completing ARC requests by email which seems to be going well.

1 ARC form has been received for lot 3066 for gravel on the lawn.

Events

Hearing Park was open for residents to view the lake home fireworks. Our volunteers were present to ensure the gate was open and closed, THANK YOU!!

There was 1 reservation for Hearing Park in July.

Waterfront/Shoreline Project

No new update for the Shoreline project. Resurfacing companies are being contacted for bids. The information below is for informational purposes for residents reading the minutes.

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

None

New Business

Discussion occurred about hosting a fall meet and greet for the neighborhood. Due to budget concerns, a potluck was suggested. More information and planning to follow.

A proposal was made, and discussion occurred about removing a portion of the mowing duties from the landscaping contract with RMR lawn service. Specifically, it would remove the necessity to mow the streets that have a sidewalk with a patch of grass attached to it. These areas are deemed the homeowner's responsibility since the area is within their property lines. Concerns about the upkeep of these areas were discussed if left up to the homeowner. Alternatively, the cost of mowing these areas could be passed onto the homeowner in addition to the yearly HOA dues. No decisions were made at this time.

A suggestion was made to create a newsletter to distribute information to homeowners. This would be in addition to the annual newsletter in December. Kathleen and Kim volunteered to work together on this.

Motion made, seconded, and carried to adjourn @ 8:21pm

Addendum A

CCR Report for July 2022

1. CCR inspections were made on July 2, 12, and 19.
2. Letters due out in July (15):
 - a) #1: 9
 - b) #2: 5
 - c) #3: 1
3. Breakdown by violation types:
 - a) #1: 5 for yard appearance, 2 for cans, 1 for both inoperative vehicles and yard, 1 for appearance
 - b) #2: 3 for cans in view, 1 for cans and yard, 1 for yard
 - c) #3: 1 for cans
4. Homeowner corrections (4) for July, 2022 :
 - a) #1: 1 for cans in view, 3 for yard appearance
 - b) #2: N/A
 - c) #3: see fine status and report notes below
5. Turned over to Treasurer: 0
6. Fine (Letter #3) status:
 - a) Lot 1055 Notice to vacate delivered on behalf of the estate. Executer of estate directed family member staying at premises to cease activity on the house and lot. CCR violations involving RV storage resolved with removal of the vehicles. Waiting compliance with the vacate notice. Further action may be dependent on legal procedures. Board agreed to stop fines. No fines pending resolution and disposition by Executer.
7. Report Notes: The resolution of greenbelt incursions pending report of the survey performed on June 29. The surveyor returned for additional measurements.

CCR report on July 19, 2022 by Alex. Copies of Courtesy Letters sent to home owners will be placed on file on the LFHA BOD Google drive.

July 2022 LFHA Maintenance Report

6/27 Applied 3 yards of bark at Carnegie Entrance

Activate irrigation at SE entrance (identified two broken sprinkler heads due to traffic damage. Home Depot & Lowes do not stock correct replacements)

6/29 Replace broken sprinkler heads at SE entrance. Replacement parts purchased from HD Fowler @ \$57.75

Consult with Alex reference survey results, identify green belt incursions

7/2 Dick Gersib & I removed fallen, rot rotted maple from resident's shed in green belt behind 8529 37th Ct.

Consult Melloy Tree Service, Tree Walker Tree Service & Affordable Tree Service reference remaining, still standing, root rot, in same location. Received oral bids from \$1,000 to \$250. Accepted \$250 bid from Affordable Tree Service. Trees were felled 7/2, Debris left in green belt. Dick & I initiated partial clean up.

7/3 Weeded SE Entrance 3 volunteers approx 20-man hrs. Applied Preen

7/5 Spread 5 yards of bark at SE & Carnegie entrances, moved to green belt behind 8529 37th Ct, removed branches & debris remaining from root rot maple removal.

7/11 Weeded NE Entrance, apply preen, Serviced Irrigation. Replaced two broken sprinkler heads, apparent freeze damage, Zone 2 is inoperative, suspect failed solenoid.

7/18 Revisited irrigation problem at SE Entrance. Four of us were unable to positively identify problem at zone 2. I'm reluctant to start replacing expensive irrigation parts without knowing exactly which part failed. Activated zones one and three. Consulted Lee Lambert, Lacey Backflow & Irrigation, if the problem is solenoid, he can fix it for about \$100. Lee is scheduled to work on Ovation's irrigation Thursday 7/21 and can do the job for us on the same day.

Reimbursable expenses:

Home Depot:	1.07	irrigation part
HD Fowler	57.75	irrigation parts
Lowes	42.88	irrigation parts/key fobs to mark assn keys
Bark Store	200.00	8 yards bark
Affordable Tree	275.00	Remove hazardous root rot maple

\$ 576.70 total

Addendum B

Volunteers deserving recognition approaching 100+ man hrs labor:

Dick Gersib
Bob Manaaos
Alex Broman
Chip Brown
Joe White
Beckie Weatherford