



Lake Forest Board of Directors Meeting
September 21st, 2021
Minutes

Location: Hearing Park

Board members present; Kathleen Emmett, Gregg Langer, Jeff Heard, Deanna Rocamora, Beckie Weatherford, Alex Broman, Judi Denney

Board members absent: 0

Guests: 8

Time started: 6:30 pm

Welcome by President

The floor was opened to guests who were encouraged to attend the meeting to discuss a grievance with their neighbor. The board heard the resident's concerns and developed an action plan with the CC&R Member-at-Large.

Secretary Report- Deanna Rocamora

August minutes were submitted via email to the board members for review and approval. A copy was also brought to this meeting for review. A motion was made, seconded and carried to approve the August minutes.

The legacy documents presented in August were distributed to the board via email and discussed at this meeting. Suggestions included making the document shorter.

The Fire station has closed their facility due to new COVID-19 recommendations from Governor Inslee. Kathleen has reached out to Evergreen Forest Elementary about holding the October meeting in their library. She will follow up with an email to the board once she has confirmation.

Treasurer Report – Update by Beckie Weatherford and Shantel Jones
Reports submitted via email for inclusion with minutes. Addendum A and B.

The ballots to waive the 2020 professional audit went out via email and postcard however, we did not receive enough resident response to reach a quorum. Another vote will be initiated and be sent out via email and postcard.

The 2019 audit was approved by the residents but has yet to take place due to COVID-19 and restrictions/concerns on gathering.

The Reserve Study was completed and discussed and is available on the LFHA website. The study shows that an increase in the fund is needed to support and maintain the needs of the common areas of the community.

Maintenance -Update by Jeff Heard
Report submitted via email for inclusion with the minutes. Addendum C.

An email was received regarding a tree on the greenbelt which hangs over a resident's fence/house. The tree was evaluated by our resident forester and is not diseased or in need of being taken out completely. There are limbs that need to be trimmed. However, another tree was identified that is considered to be a threat. Both homeowners were advised, one in person, one by email.

Architectural Review Committee (ARC) Report -Update by Gregg Langer
Three requests have been received. Two were approved (fence and window/siding) and 1 denied (carport-dimensions would have exceeded beyond the house).

Covenants, Conditions, & Restrictions (CC&R) Report -Update by Alex Broman
Report submitted via email for inclusion with minutes. Addendum D.

*** MEETING INTERRUPTED FOR 2020 CPA AUDIT VOTE UPDATE AND BOARD VOTE ***

Beckie announced we did not receive enough response by residents to waive the 2020 CPA audit. Lake Forest has 419 homes of which 27 could not vote due to overdue HOA dues/fines. The first vote requires 67% participation (262 votes) to reach a quorum and if not received a second vote is required with 34% participation (133 votes). The first election resulted in only 171 votes.

Motion was made, seconded and carried to move forward with a 2nd vote in which 133 votes are needed to reach a quorum.

*** MEETING RESUMED ***

Events –

The Halloween House Decorating Contest will continue this year. Beckie and Judi will drive through LFHA on 10/29 to find the best decorated houses. The entrance signboards will announce the contest.

Waterfront/Shoreline Project -Update by Kathleen Emmett
Kathleen has contacted 6 different companies to request bids for the project. Only 1 bid has been received which has an option of being broken up into 3 phases. Kathleen has received 2 more companies to request a bid from. The board is not in the position of making any decision on which company will be awarded a bid until more bids are received.

The board heard concerns about the bid that has been received being more than the amount originally budgeted for this project. The board also heard the recommendation that this project should focus on only the repair of the safety issues of the bulkhead to reduce cost.

Old Business

Greg has contacted RMR Lawn Service and miscommunications have been cleared up.

New Business

It was announced by an LFHA guest that a construction cloth remains in the drains on Lake Forest Drive. She has sent emails to the project managers asking for removal. Kathleen has contacted Thurston County, who has taken responsibility for the removal of the cloths and will continue to follow up until they are removed.

Motion made, seconded, and carried to adjourn @ 7:20 pm