



**Lake Forest Board of Directors Meeting  
January 19<sup>th</sup>, 2021  
Annual Meeting Minutes**

Location: Zoom Meeting

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

Board members absent: 0

Guests: 5

Time started: 7:00 pm

---

**President's Announcements and Reports-Kathleen Emmett**

Volunteers: We have seen some new volunteers coming forward recently which is greatly appreciated. A huge thank you to the past and current volunteers and a warm welcome to the new volunteers!

Long Lake Management District: The LFHA community has 2 positions to fill, one of which has been Kathleen. A new volunteer, Nick Cherpiski has come forward to fill the second position. One of the projects this committee manages is the treatment plan to decrease the intensity and duration of the algae bloom of Long Lake.

**Treasurer Report – Update by Beckie Weatherford and Shantel Jones**

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

The HOA dues were voted and approved to increase by 3% for 2021.

A 3% increase to paid positions such as Landscape maintenance and our Bookkeeper was approved.

Large projects for 2020 included replacing the Pavilion roof and the Waterfront project. The reserve study was performed in 2020 and is available on the website.

Shantel announced a W-9 is needed for contractors on invoices over \$650.00. She estimates that the HOA may have to pay approximately \$200 in taxes for 2020.

**Architectural Review Committee (ARC) Report -Update by Gregg Langer**

There were multiple requests and approvals sent in 2020 including sheds, carports, fences and one radio antenna.

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

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

**Maintenance -Update by Jeff Heard**

Pavilion Roof: The roof started to leak and needed repair. The roof was replaced in fall 2020.

Retention Ponds: There are 10 retention ponds in the neighborhood. Keeping these well maintained is vital to the neighborhood. The volunteer committee has been instrumental in the maintenance of these ponds.

SE Entrance: We saw the installation and completion of a round-a-bout at the entrance which resulted in a new irrigation system and plan. This requires annual maintenance. This project will be complete when the lighting is installed, the community sign board is back up and the landscaping has been finalized.

Greenbelts: The dumping of garbage and debris in greenbelts has reduced due to the CC&R's being enforced.

Maintenance volunteers: The work of our volunteers has offset expenses over the last 10-12 years by performing a lot of the general maintenance and retention pond care. Kathleen suggested a volunteer party in the summer to say Thank You to the service and dedication to all volunteers. Additionally, acquisition and retention of new volunteers remains a vital goal to continued savings. A suggestion was made to have weekend, quarterly work parties to get the residents involved and vested in maintaining the neighborhood. The current group meets on Monday's, however, to encourage all neighbors and accommodate more schedules, a weekend work party, once quarterly may encourage a higher turnout.

#### **Events – Update by Judi Denney**

Due to COVID-19 restrictions, the neighborhood only had 2 events this year. The Halloween and Christmas lights decorating contest. Both were a big success and will continue as a neighborhood tradition.

#### **Waterfront/Shoreline Project -Update by Kathleen Emmett**

Construction documents from SCJ have been received and are being reviewed by Kathleen and Jeff. At Beckie's request, Kathleen will provide a copy to her. A summary of the documents will be presented to the board at the next meeting.

The project start date will be in the fall so the residents will still have access to the park during the summer.

Kathleen has been working with Long Lake Management on the treatment options available to combat the algae blooms.

#### **New Business**

A guest reported backed up storm drains around 34<sup>th</sup> court and inquired if our maintenance volunteers supported this type of situation. Jeff informed the attendees that the county maintains the storm drains.

Concern about multiple cars parked around a traffic circle and blocking the street was announced and discussed. A major concern is an emergency vehicle not having access to the homes in the area. The concerned resident called the Fire Department which suggested a "No Parking" sign. This would serve as a posted warning which could also result with the car(s) being towed. Kathleen will follow up with how to install "No Parking" signs and Alex will follow up with the residents who are in violation with the CC&R's in relation to parking and blocking the round-a-bout. A suggestion was made to use the large rocks from the SE Entrance project in the round-a-bout to deter parking and blocking the area.

A report was made of someone living out of a travel trailer in front of a resident's home. The guest reporting this will provide pictures. Alex will follow up and further investigate.

Adjourned @ 7:45pm



Treasurer's Report

Annual Meeting

January 19, 2021

- vote on 2021 proposed budget
- roll balance of other landscaping/trees to 2021 for tree work in green belts that could not be scheduled until Feb - ~\$8,277.72
- Approve RMR landscaping contract
- approve rmr quote for storm debris removal

## Addendum B

### CCR Annual Report for 2020

1. A total of 118 courtesy letters were sent to homeowners for CCR violations in 2020. Of these only 16 were second courtesy letters for repeat or uncorrected violations. No fine letters were sent; no fines were levied for CCR violations.
2. Breakdown by violation types:
  - a) Courtesy Letters #1:
    - i. Garbage/recycle cans in view – 45
    - ii. Trailer/boat/RV storage – 12
    - iii. Greenbelt violations – 3
    - iv. Property appearance (includes lawn/weeds) – 39
    - v. Fencing – 3
    - vi. Commercial use of property – 1
    - vii. Nuisance - 3
  - b) Courtesy Letters #2:
    - i. Garbage/recycle cans in view – 6
    - ii. Trailer/boat/RV storage – 3
    - iii. Greenbelt violations – 2
    - iv. Property appearance - 5
  - c) Fine Letters #3: none
3. Homeowner corrections in 2020: Only three violations from 2020 are carried over to 2021. All other violations in 2020 were corrected by homeowners.
4. Report Notes:
  - a) Three to four CCR drive around inspections were performed every month since February 2020.
  - b) Some violations were corrected by personal communication between the CCR Chair and homeowners or email to the Board without the necessity to send a courtesy letter.
  - c) A number of first time violations were the result of new owners who were not aware of the CCRs. The CCR Chair made note of this when sending courtesy letters and edited the letters to welcome the new owners to LFHA and ensure they knew about obtaining their codes for Hearing Park entrance.
5. CCR annual report on January 19, 2021 by Alex Broman. Copies of Courtesy Letters sent to homeowners are on file on LFHA BOD Google drive.