

**Minutes for the Lake Forest Community Association
General Meeting
June 13, 2006**

Bev called the meeting at the Pohick Regional Library to order at 7:36 p.m.

In attendance were 28 members of the Association, including 8 Board Members (Bev Franklin, Dave Wilson, Wes Cox, Harry Hopkins, Jim Evans, Gloria Flick, Bill Ethington, and Evelyn Hempstead.) Steve Gilbert was the only board member absent.

Agenda

Welcome & Introductions of Board Members
Approval of Minutes from the General Meeting of 15 June, 2005
Report from the Architectural Review Committee: Harry Hopkins
Report from the Treasurer: Wes Cox
Proposed Budget: Wes Cox
Elections of Officers (Bev Franklin, Dave Wilson, Gloria Flick)
Comments from other Board Members
Questions and Comments
Closing

Proceedings

The minutes from last year's General meeting were approved as written after a motion and a second.

Harry announced that the ARC was reconstituted last summer. Six members completed the ARC membership; 5 of those members were in attendance. Fifteen requests for exterior changes were submitted and approved over the past year. Seven requests for review have been approved for sales of homes. All reviews in process are available on the community web site. There are no contentions; so far, the ARC has received excellent cooperation from the community.

Wes provided an overview of the account balances: CD's - about \$42K, Checking - about \$33K. One member has not yet paid their '06 dues. Income year-to-date is \$21,305, expenses year-to-date is \$1,640. Wes anticipates the '07 budget to be very close to the '06 budget. No dues increase is planned for next year.

Dave Wilson mentioned that Dominion Power will provide warranty coverage for the water line running from the street to the house for \$3.25 per month (slightly more for longer runs). He explained that our poly butyl lines tend to fail over time and

replacement of these lines can cost several thousand dollars, and that repair is an owner responsibility.

Gloria Flick will advertise again for the 14 October '06 community yard sale. Not many residents had yard sales out last month, but we had a lot of traffic.

We had a short general discussion on a variety of topics. There was a question on the large dip between Maritime and Cervantes. Bev explained that the dip is fixed as best as it can be, as it needs to maintain drainage across the road. VDOT has already been out to repair the dip several times. She encouraged residents to call VDOT at 703-383-8368 if they are not happy with the current dip configuration. Bev also reminded residents to call Dominion Power at 1-888-667-3000 (not VDOT!!) if streetlights are not working. And the new community-negotiated AAA trash rate is \$24.25 per month. Residents must call each year to obtain the discounted rate; 703-818-8222. A resident at Lot 594a has a large brush next to a community trail; Evelyn will follow up to see if it warrants removing the brush.

The three-year terms of three Board members (Bev Franklin, Dave Wilson, and Gloria Flick) were expiring. All three agreed to serve the Board for another three-year term. The attendees voted unanimously to re-elect Bev, Dave, and Gloria.

Meeting adjourned at 8:12.