

Lake Forest Community Association Annual Meeting, June 9, 2011

1. The meeting began at 7:15pm. Board members present: Bev Franklin, Wes Cox, Sam Packer, Chris Lograsso, Pete Misuinas. Members absent: Dan Kolcun, Dave Wilson, Al Brooks, Nancy Thompson.
2. Bev opened the meeting. She asked the board to introduce themselves, and then asked the attendees to do the same.
3. Bev asked if there were any questions about last year's annual meeting minutes. There were none. It was then moved, seconded, and approved to adopt the minutes of the previous annual meeting.
4. Treasurer's report.
 - a. Wes noted the association is doing well, and the current dues level is adequate.
 - b. We did not accomplish trail maintenance last year, but expect to do so this year. Bev noted the board did contact the person who normally works our trails and he is booked up the rest of the year. Any trail work will have to be next year. (Note: the board has been unsuccessful in locating a second contractor who is willing and able to do our trail work)
 - c. We have exceeded our forecast for trees. This is not unexpected as tree removal charges continue to be difficult to forecast accurately.
 - d. The association did have a reduction in the common area maintenance contract. A new contractor was selected who is providing the same services at a lower cost.
 - e. We are about due for a milky spore treatment in the community. This is an anti-grub treatment that is usually done every 10-15 years. A contractor is hired to spray community properties. Association members will have the opportunity to opt out of the treatment if desired.
 - f. It was noted the dues letter had information on several additional items this year, such as the AAA contract for trash pickup. It also included a request for information sheet that is used to maintain a community data base.
 - g. To date, there are 13 delinquent dues. Efforts will continue to collect them.
5. Architecture Review Committee (ARC). As Al was not present, there was no ARC report.
6. Community Day. The Community Day will be 18 September this year. The board is looking for a location for the event; Bertito (last year's location) remains an option. The board requires 45 days advance notice to secure the needed homeowner/police

department/fire department approvals to block off the street for the event. The time will again be 3-5 pm, as this seems to be better for attendance. Please let a board member know if your area is interested in hosting the event.

7. New Business.

a. Elections. The board has three members whose terms expire this year. All three have agreed to continue as board members if desired. It was moved, seconded, and approved to keep the current board members.

b. Huntsman Dam project. The project requires the water level to be lowered to allow replacement of the riser. This will begin in the fall. In addition, it will take some time to complete all the maintenance that will be required to bring the dam in compliance with Federal standards. The project is contingent on availability of Federal funds in the spring. If there are none, the county will likely have to make up the difference. In response to a question, it was noted the lake is open to non-motorized boating, but you have to carry your boat to the water. Bev noted current plans do not include any clean up of trash or debris. This may be an item the community may want to consider.

c. Trails. The community has 2+ miles of trails, from 4 to 6 feet wide. The board does try to keep them clear. If someone finds an obstruction, please call a board member and report it. The board continues to look for a company to refurbish trail sections. Goals are to widen some areas and fill in depressions. As previously mentioned, some work was going to be done this year but the company is already booked for the year. In response to a question, it was explained that when a tree falls, all we do is clear the path and leave it—we do not haul them away.

d. AAA Trash. The community association has had an agreement in place for about 3 years now for a community rate. It is the responsibility of the homeowner (renter) to contact AAA to receive the rate. This year the requirement was changed, it is now necessary to fill out a form to get the \$69 per quarter rate. The form is available on our web site. Those who have submitted the form are good until January. Forms for the next year will be sent out around November. If you are overbilled, call AAA and you should be reimbursed.

e. Community Day. This item was previously covered. The board will again invite the fire department, who has in the past brought a fire truck for display.

f. ARC guidelines. Sam Packer noted there have been a host of community changes occurring without ARC review. This has resulted in numerous ARC guideline violations. We need to be reminded that any changes to the exterior of our dwelling are required to be reviewed and approved by the Architecture Review Committee (ARC). There are at least 2-3 violations of the Architectural Guidelines increasing in the neighborhood, many of which would have been prevented if the owners had correctly processed the items through the Lake Forest Community Association Board ARC for approval and confirmation. As follows:

- Sheds—No sheds are allowed. Each plat is limited to “one detached single-family dwelling not to exceed three stories in height and a private garage for not more than two cars.” No other buildings are allowed. It should be noted a utility building attached to the house (especially under a deck) does not violate the approved restriction against sheds.
- Fences—Fences are allowed a maximum height of 4.5 feet (i.e., no part of the fence may exceed the 4.5 foot limit) and any replacement of existing fences must meet the approved restriction of 4.5 feet.
- Basketball Hoops - they must be portable and must be located on owner’s property such that the playing area is not in the street.

Your Lake Forest Community Association Board is working on several solutions and will establish a direction for the neighborhood. When we have the direction mapped out, we will present it at a follow-up Board meeting. Here are some of our ‘in work’ solutions:

- Ask the homeowner to correct the violations.
- Start legal actions to remove/correct the violations.
- Establish a legal process through which the violations are not passed onto the next homeowner.
- Prepare a change to the ARC guidelines for a vote by Board.
- Prepare a waiver process for ARC changes with LFCA ARC approval.

There was some discussion on fences. One attendee noted paperwork was submitted for a fence and the guidance received was it was okay to replace the existing 6 foot fence with the same size fence. The general feeling of those present was to have guidelines, but there should also be a waiver process. It was also suggested the board determine if any county restrictions apply to the ARC guidelines.

g. Bev encouraged anyone who may have questions later about any community related item to contact the board. She also noted anyone may clear items from the trail or otherwise do maintenance if they so desire.

8. Questions from the floor.

a. Gas pumps at Giant. This action is on hold, and there is no expectation at this time this will ever happen.

b. Dog waste. Everyone is reminded they are responsible for cleaning up after their dogs. Please clean up accordingly.

c. Dumping yard waste on hills or other community/park property is not allowed.

d. Some lamp poles have a lot of tree limbs around them. Who is responsible for clearing them away from the pole?

9. The meeting adjourned at 8:15pm.