

Lake Forrest Community Association Board Meeting, July 12, 2012

1. The meeting began at 7:30pm. Board members present: Bev Franklin, Wes Cox, Sam Packer, Chris Lograsso, Dave Wilson, Nancy Thompson, and Pete Misuinas. Absent: Al Brooks and Chip Cochran.
2. Pete will consolidate comments on the annual meeting minutes and resend them for review.
3. Chris asked when was a letter (about the HOA) sent out. Dave stated either he or Bev receives a call, or he calls the real estate agent, and he provides information on getting association documents. Dave will then normally do an inspection of the property and send a letter. Dave is more than willing to let someone else assume this action. If he finds an issue, he tries to discuss it with the board. Dave noted there is a law that went into effect about 15 years ago that defines what has to be disclosed: name of association, agents, etc.
4. Chris noted there is a need for us to define a process to consistently apply when an issue is discovered. A second concern is how we notify our membership. Bev noted the ARC covenants were sent to everyone under a cover letter in 2007, so everyone should be aware of the requirements. However, it was agreed we need a defined process. Sam asked Chris to get with Al to draft a process. We can then inform the community about the process, inviting comments in return. Chris summarized the discussion:
 - a. The board should be approached when a home is considered for sale, this is a seller/agent responsibility. However, Dave noted if we are not aggressive in contacting the real estate agent, we may not be heard.
 - b. We need to decide how to proceed if there is a covenant violation, and what the process will be.
 - c. We will mail out to the community the ARC process, related procedures, the covenants, and a request for comments.
- Nancy asked if there had been any waiver requests to the covenants this year; Bev was not aware of any.
5. Dave had a copy of what he sends out to realtors/owners as the HOA packet. There is an existing agreement for the board to pay Dave for each packet he sends out, to avoid out-of-pocket expense.
6. Bev noted the tree that fell behind 7601 Paloma Court was on county property, so the county took care of it.
7. Dave indicated we need to get the plat book back from Dan, as he is no longer on the board. Bev did have on binder of information she received from Dan.
8. Wes asked if there was any progress on trail refurbishment. Bev did check back with Kurt Lauer but he did not have any additional information. Bev will try to find a company who can do the trails.
9. Bev reported on one path area with large holes. We need to fix it or put a bridge in, as it is very dangerous. It was suggested we ask our landscaping company for an estimate to repair, as they do this type of work.
10. The meeting then adjourned at 8:30 pm.