

Lake Forest Home Owner's Association (LFHOA)

Regular Board Meeting

Date: April 11, 2024

Time: 6:30 PM

Location: LifePointe Fellowship Church, 8150 Nursery Dr., Victoria, TX 77904

Call to order: President Phylis Canion called the meeting to order at 6:30 pm and members recited the Pledge of Allegiance.

Roll Call of Board members:

Present: Phylis Canion, Darla Fox, Andrew Jacob, Chuck VanMetre, Hashi Ehsan

Absent: Colt Daniel, Amy Wuest

Approval of Minutes: Copies of the Minutes were available at the sign in table for all members. The reading of the minutes was waived. There were no additions or corrections. Andrew Jacob made a motion to accept the minutes as written. Chuck VanMetre seconded it. Minutes were unanimously approved by the Board.

Treasurers Report: Andrew Jacob presented the treasurer's report. Dues from 211 of our 212 homes have been collected. 1 home has not paid. Many attempts have been made through email and texts to contact this homeowner. A note was left on the door today, for one more try, advising that dues needed to be paid. If we do not hear anything in a few days, we will move forward with the collection process. Andrew then went over each line item in our budget to clarify. There were no changes or corrections.

Sprinkler Systems: Darla Fox presented bids for updating our sprinkler systems at the front entrances. One company said they could only give an estimated cost because they didn't know what they might find when doing the repairs. A bid was never submitted. S & W Irrigation's bid was for \$721.15 to repair the system and \$150 an hour plus materials to do a system check on booth entrances every 2 months for upkeep. Andrew shared that Eric, owner of S & W, worked for Majestic when the original sprinkler system was installed, so he is very familiar with the it. Because we did not get a definite bid from the other company in a timely manner the board thought we should move forward with S & W which all agreed was a fair bid. Darla made a motion to except the bid from S & W and move forward with repair. Phylis seconded it. Chuck suggested that we except the bid for repair but verify the monthly maintenance fee to be sure one hour would be enough time to do the check and any repairs needed. Motion carried.

ARC-There have been 2 new home approvals. One on Silver Lake and the other on Pebble Brook. Other approved projects are solar roof panels, a pool, and a pending gazebo.

Landscaping: A plan was submitted from Gardenland on types of plants that could be planted at the front entrances. All old plants would be taken out and replaced. A bid did not arrive in time for the meeting this evening. Darla has bought plants to spruce up the entrances which were some of the same plants that were presented in the plan. Andrew suggested that we keep the plan for use at a later date to save money at this time. We will work on a long-term plan for a more extensive update in the future. We could move forward with planting things that would add color and trim up the existing plants. Darla volunteered to do this.

National Night Out- Plans for National Night Out have been initiated. It will be held on Tuesday, October 1, 2024. Raj Ranjan has contacted the police department to let them know our plans. The same set up will be used as last year's event. Quarry Cove street will be blocked off for the evening. Darla will contact the vendors, Ganga's Eats and Ortega's Rainbo Sno, as well as secure face painting and rent a jumpy house and games for the kids. Phylis will secure the lights from Energy Waste. It was suggested that we look for a donor for a large tent. Andrew and Phylis will check on this. A line item was added to the budget titled Neighborhood Awareness. The HOA will host the event this year using money from that fund.

Sign: Phylis is still working to get a Crime Stoppers sign extension added to our Neighborhood watch sign. She will also invite them to our National Night Out event.

HOA State Changes: Darla is still trying to set up a meeting with Julie Fulgram, Woodway's HOA Rep., to discuss Woodway's HOA operations.

Next meeting date: Mid-October was set for our next Regular LFHOA meeting. Exact date will be announced at a later time.

Open Mic/Comments/Discussion from members: Several members shared concerns that were not under the HOA's jurisdiction, such as an experience with Sparklight fiber installers, a suspicious white truck in the neighborhood, a young man playing guitar on a street corner, folks not stopping for school bus drop offs. The board appreciates being kept up to date with the goings on in our neighborhood. We encourage our homeowners to reach out to the police for some of these matters of concern. Another homeowner asked about the possibility of a playground for our neighborhood. At this time, we do not have the funds to do a project of this size. Land would need to be acquired, the equipment bought and the upkeep funded before this could happen. Dues would have to go up significantly in order to do this. This would have to be a long-term project.

Adjournment: Andrew Jacob made a motion to adjourn. Darla Fox seconded it. Motion carried. The meeting was adjourned at 7:40 pm.

Respectfully,

Darla Fox
Secretary