

Lake Forest Home Owner's Association (LFHOA)

Regular Board Meeting

Date: September 21, 2023

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 6:33 pm

Roll Call of Board members:

Present: Phylis Canion, Darla Fox, Raj Ranjan, Letha Petrash, Andrew Jacob, Colt Daniel

Absent: Amy Wuest

Approval of Minutes: Darla Fox, secretary read the minutes from the regular Board meeting held April 13, 2023. No corrections were made. A motion was made by Letha Petrash to approve the minutes and seconded by Colt Daniel. Motion carried.

Treasurers Report: Andrew Jacob presented the treasurer's report. All 208 homes have been collected for the year. After numerous attempts by the board to make contact, 2 home homeowners that were delinquent in past dues had to be sent to our attorney, Milton Chapman, to start the collection process. The correspondence to the homeowners stated that once the process started through the attorney, they, the homeowners, would be responsible for the attorney fees. This process did incur attorney fees which our HOA is now carrying. We are working with the attorney to see how these fees can be collected. Our attorney is suggesting an Assessment Lien. No corrections were made. A motion was made by Darla Fox to approve the budget report. Colt Daniel seconded. Motion carried.

Dues Notice: The letter for the 2024 dues collection was discussed. Dues will remain the same for the coming year. The same letter will be used from last year with the new date for 2024. Andrew Jacob will send the notice via email at the beginning of January. A motion was made by Andrew Jacob to accept the letter. Colt Daniel seconded it. Motion carried.

ARC- Keith Williams, member of the ARC, stated that 3 new home plans have been approved and more people are inquiring about lots. Keith also mentioned that a question was raised about a new build that doesn't meet the 85/20 ratio of stone/brick. The ARC is speaking to the attorney to see what legal right the HOA might have in correcting the issue.

Dale Fowler said that the process of his new home build approval was reasonable and easy.

Darla Fox mentioned that the question had been asked about the possibility of buying a side or back lot adjacent to a home for the purpose of extending yard space. The deed restrictions state that each lot must have a single family home so using a lot for yard space only is not possible. Darla Fox also mentioned that the ARC is staying on top of builders of new homes by making changes on the approval form whenever a new issue arises. This cuts down on confusion later in the building process.

National Night Out- A concern was raised about the possibility of not have enough donations to fund the National Night Out. Several of the Board members have offered, personally, to donate to that cause. The one unknown cost is the food. Because the food is free to attending homeowners, the estimate of the cost is based on last year's attendance. Colt Daniel said he would cover any overage of expense for the food. The National Night Out event is not funded by the LFHOA.

Accessing Fines: The board is still looking into the process of accessing fines/fees for homeowners that do not follow the Deed Restrictions for our neighborhood. Andrew Jacob reported that he has been corresponding with our attorney to get details of how we should proceed. There are new laws that have been passed by the Texas Legislature that Texas HOA's will have to implement. We will continue correspondence with our attorney to keep current on these changes.

Landscaping update: A workday was suggested to spruce up the front entrance at the last Regular Board meeting, however, this never came about. Mulch was bought and Andrew Jacob, Bruce Jank and Darla Fox spread it. Colt Daniel had his company, Gardenland, repair the sprinkler system that is in place. The entrance greened up nicely after that was done. Andrew Jacob relayed that we now have a maintenance contract on the sprinkler system to keep it in good working order. We will also look into getting a bid to put in more plants at each entrance in the spring.

Next meeting date: The date of Thursday, January 18, 2024, at the LifePointe Fellowship Church, was set for our next Annual LFHOA meeting.

Open Mic/Comments/Discussion from members: A homeowner shared that kids were putting grass in her mailbox. They were caught on camera. She inquired if anyone else had had this happen to them. No one had. Another question was raised about any other crimes happening in our neighborhood. No one knew of anything. Phylis Canion said in the Crime Academy that she attended, she asked about crime in Lake Forest. She was told that it is one of the lowest crime areas in Victoria. There was one call to the police in 2022 from Lake Forest and it was for a theft committed by someone working at the home. Being that there are only 2 ways out of the neighborhood, and because of the way the entrances of our addition are positioned, it is a good deterrent for criminals.

Adjournment: Letha Petrash made a motion to adjourn. Colt Daniel seconded it. Motion carried. The meeting was adjourned at 7:29 pm.

Respectfully,

Darla Fox
Secretary