

Lake Forest Home Owner's Association (LFHOA)

Regular Board Meeting

Date: April 13, 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 6:30 pm

Roll Call of Board members:

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

Absent: Colt Daniel

Approval of Minutes: Darla Fox, secretary read the minutes from the Annual membership meeting held on January 12, 2023. No corrections were made. A motion was made by Amy Wuest to approve the minutes and seconded by Andrew Jacob. Motion carried.

Treasurers Report: Andrew Jacob presented the treasurer's report. He mentioned that because of some pending legal work the budgeted attorney fees would most likely double this year. The exact cost is unknown at this time. No corrections were made. Amy Wuest made a motion to approve the budget. Letha Petrash seconded. Motion carried.

Andrew also reported:

We now have 208 homes in our neighborhood. The lots on Silver Lake have been sold by BJ Davis to JRJN Enterprise owner of Silver Star Electric. They are current on their dues. We have 6 homes that are unpaid for the current year. These homeowners will be sent certified letters requesting payment. Unpaid dues for years past were turned over to our attorney, Milton chapman, for collection. Of the 3 homes past due, one has entered into a payment agreement, another is paying sporadically and the 3rd has not responded to any contact that has been made.

Civilian Academy: Phylis Canion gave an update on the Civilian academy that she and Raj Ranjan are attending sponsored by the Victoria Police Department. She highlighted some of her ride along experiences. Phylis stated that it has been a fascinating experience. She has learned so much and is amazed at all the things that go on in Victoria that she was totally unaware of before. Raj added that he has truly come to appreciate our police department and what they do. He especially enjoyed the canine and SWAT team training. He highly recommends that others enroll. Raj also mentioned that our Victoria Fire Department has a Fire Academy available.

ARC-None of the ARC committee were in attendance so Letha Petrash gave an update on their behalf. There has been one new house plan submitted for approval on Auburn Hill, as well as an application for a shed. JRJN enterprise, owner of Silver Star Electric bought all the available lots on Silver Lake.

National Night Out- Plans for National Night Out have been initiated. It will be held on October 3, 2023. The same set up will be used as last year's event. Quarry Cove street will be blocked off for the event. The vendors, Ganga's Eats and Ortega's Rainbo Sno have been secured. Our event needs to be registered and the Police and Fire Departments invited. The event will be paid for through donations. LFHOA monies are NOT used to fund this event.

Plans for Lawsuit to address delinquent homeowner's accounts-Andrew Jacob discussed moving forward with lawsuits to collect the dues and attorney fees from several homeowners. The LFHOA board members excused themselves from the Regular meeting to meet in a private closed session to discuss the specifics of the homeowners not in compliance with the dues process. The board members returned to the Regular meeting and President Phylis Canion called for a motion to move forward with a lawsuit against the delinquent homeowners. Andrew Jacob made the motion and Darla Fox seconded it. A vote was taken and approved.

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 according to our lawyer, the LFHOA does not have rights to do this at this time. Our Deed Restrictions would have to be amended. More research will need to be done to pursue this.

Landscaping update: A workday is in the works to spruce up the front entrances of our neighborhood. Andrew Jacob will contact our mower for a bid to trim the trees. Colt Daniel will be contacted to move forward with getting a plan made for plants that would work well in the flower beds.

Next meeting date: The date of September 21, 2023 was set for our next Regular LFHOA meeting.

Open Mic/Comments/Discussion from members: Letha Petrash noted from a realtor's perspective, neighborhoods having an HOA in place is a good thing. It makes selling homes in those neighborhoods very easy, especially here in Lake Forest. Perspective buyers feel comfortable knowing that the neighborhood will be kept looking nice thus keeping home values competitive. The LFHOA wants to be fair in enforcing the Deed Restrictions. We do not want to be known as a nitpicky board but we do want to be persistent in having the rules followed. There were no other comments from the members.

Adjournment: Amy Wuest made a motion to adjourn. Raj Ranjan seconded it. Motion carried. The meeting was adjourned at 7:21 pm.

Respectfully,

Darla Fox

Secretary