

Lake Forest Home Owner's Association (LFHOA)

Annual Membership Meeting

Date: January 24, 2022

Time: 6:30 PM

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

Call to order: President Colt Daniel called the meeting to order

Roll Call of Board members:

Present: Colt Daniel, Darla Fox, Ron Foster, Raj Ranjan, Letha Petrash

Absent: Andrew Jacob

Special Presentation: Senior Police Officer John Turner of the Community Engagement Unit at the Victoria Police Department gave a presentation of Neighborhood Watch.

Highlights: Neighborhood watch is simply neighbors watching out for each other in a structured manner

Need to create a way to communicate with our neighbors

Our neighborhood decides how we want to implement the program

Suggested Ideas are:

Create a VIP Program (Volunteers in Patrol) – volunteers patrol the neighborhood at specific times and report what they see to the police

Divide the neighborhood into sections with “captains” assigned to each area.

Captains are the first point of contact for questions or pertinent info about that section. Captains report to the main coordinator of the Neighborhood Watch. The main coordinator keeps in touch with the police department. ALL EMERGENCIES should bypass the Captain and calls should be made to 911.

There are 3 levels of participation:

Bronze- 25% of homes participate, meet once per year and participate in Neighborhood night out

Silver- 50% participation, meet twice per year and participate in Neighborhood night out

Gold- 50% participation, meet twice per year, participate in Neighborhood night out and implement the VIP program

A question was raised about solicitors. Office Turner stated that all solicitors in a neighborhood must have a permit. It is your right as a homeowner to ask to see the permit.

Approval of Minutes: An announcement was made of Karen Feaster's passing. The board agreed to dispense with reading and approval of the minutes for 10/26/2021 until the next regular meeting. A suggestion was made to plant a tree in Karen's honor at the second entrance of Lake Forest subdivision. Colt Daniel volunteered to oversee the project.

Treasurers Report: Andrew Jacob was not present to give the treasures report. Ron Foster presented a projected slide of the proposed budget supplied by Andrew.

Colt Daniel reminded everyone about the increase of annual HOA dues to \$100 for 2022 and that dues must be paid by March 31. Unpaid dues will be sent to small claims for collection and fees will be added to the HOA dues.

A question was raised by Patrick Hohlt about the HOA's current balance which the Board did not have because of Andrew's absence. The Board stated that all financial records are open to anyone who requests them. Mr. Hohlt also asked about the process that was used to raise the dues for 2022. The reply was that the Board discussed and voted on this at the last regular board meeting on 10/24/2021. Our Bylaws allow the Board to raise dues as necessary. Mr. Hohlt mentioned that he had other concerns. Colt Daniel asked him to send these concerns to us via email and we would clarify those for him.

There was no further discussion of the newly proposed budget. A motion was made by Darla Fox to approve the budget for 2022. Ron Foster seconded it. A verbal vote was taken and the proposed budget passed.

Election of Board members: A position for the Board's one year term was open for 2022. This position was announced and requests for candidates were sent out through email and in the letters mailed notifying members of the 10/24/2021 regular board meeting. The position and candidate requests was also posted on nextdoor.com and announced at the meeting on 10/24/2021. Letha Petrash held the position in 2021 and submitted her name for 2022. We received a submission from Phylis Canion at the previous board meeting to run for the one year position.

The two year position held by Karen Feaster opened upon her passing at the first of January. The remainder of her term needed to be filled. Phylis Canion agreed to run for this position. This meant both positions had only one candidate.

According to Robert's Rules of Order, candidates running unopposed can be accepted by acclamation. The homeowners approved by enthusiastic clapping and the candidates were accepted for the open positions. Letha Petrash will hold the one year term for 2022 and Phylis Canion will fill the remainder of the two year position through 2022.

ARC report: Scott Henley reported that the ARC committee has established rules and spec requirements for outbuildings. People have been receptive to these and have worked cooperatively with the committee. New scenarios are always coming up and the committee deals with them as they arise.

Keith Williams talked about using the Tuff Shed brand as outbuildings. The committee will allow them but they must use an upgraded kit that meets the Lake Forest ARC requirements. One new home was approved by the committee. It is being constructed on Auburn Hill by Ovation Homes.

Comments/Discussion from members: Britney Stauts of 209 Woodbridge suggested our HOA establish a Lake Forest Neighborhood Facebook page to let neighbors know about things going on in our area. The board agreed that it was a good idea but that it should be private and only for our HOA members. Britney agreed to set it up and manage it.

Adjournment:

Ron Foster made a motion to adjourn.

Raj Ranjan seconded it.

The Board approved motion.

The meeting adjourned at approximately 8:30 pm.

Immediately following the adjourned LFHOA Annual meeting, new Board members called to order their first organizational meeting of the Board of Directors, to elect officers for 2022. All Board members were present.

Officers elected are as follows:

Colt Daniel, President

Phylis Canion, Vice President

Darla Fox, Secretary

Andrew Jacob, Treasurer

No other business was conducted.

Meeting was adjourned.

Respectfully,

Darla Fox

Secretary

