

Lake Forest Home Owner's Association (LFHOA)

Annual Membership Meeting Minutes

Date: January 12, 2023

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 at 6:31 pm.

Roll Call of Board members:

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

Absent: Ron Foster

Special Presentation: Senior Police Officer John Turner of the Community Engagement Unit at the Victoria Police Department was introduced by Raj Ranjan and gave an update on Lake Forest's (LF) Neighborhood Watch program (NW).

- LF has had no serious calls in 2022.
- Burglaries of homes and cars are the most common neighborhood crimes. The easiest way to prevent these is to lock doors. Doorbell or video cameras are also another deterrent for these crimes.
- Victoria Police Department offers several courses for civilians.
 - *Civilian Police Academy - 11 week course starting in February offering behind the scenes knowledge of how our police force works, trains and keeps our city safe.
 - *Women's Self-defense Program - 9 hour course. Need 20 women to form class. Will come to our neighborhood to host class.
 - *Active Shooter Response Class - 2 hour hands on course on how to react to an active shooter.
 - *Citizen Academy - 4 week program designed to help Victoria residents learn about their city government.
 - *Civilian Responder Program- learn how to react in emergency situations and to learn more about your local fire department.

Raj Ranjan reported that LF now has 66 homes participating in the NW program. We have a total of 192+ homes. Forms to join the program were passed out.

Approval of Minutes: Darla Fox, secretary, read the minutes from our Regular October 13, 2022 meeting. A motion was made by Letha Petrash to except the minutes as read. Andrew Jacob seconded the motion. Minutes were approved.

Treasurers Report: Andrew Jacob presented the treasurers report and reviewed the new budget for 2023.

3 homes were turned over to our attorney for collections. We have had one response. The homeowner is willing to pay the back dues but does not want to pay attorney fees. The board will look into options on how this will be handled. One options is that if attorney fees are not paid by the homeowner, the HOA has the right to put a lien on the home.

The new budget is now based on several changes in 2023. Dues income will now be based on 200 homes because of new homes being built. There is a possible increase in our PO Box. Attorney fees will increase because of collection fees. Mowing went to monthly which decreases the yearly total.

The title companies are getting better on checking for dues owed when homes and lots are sold.

A calculation error was found in the new budget proposal by a homeowner. The proposed starting budget of \$12,908.78 for 2023 was incorrect as well as the ending balance of \$13,508.78. The mistake was corrected to read \$22,816.33 for the beginning balance and \$22,416.33 for the ending balance in 2023. A motion was made to adopt the 2023 budget by Letha Petrash. Phylis Canion seconded it. A vote was taken by the Board and the budget was approved for 2023.

Dues Letter: Darla Fox read the proposed Dues Letter for 2023. A motion was made by Phylis Canion to approve the letter as written. Letha Petrash seconded it. The Board voted to approve.

Election of Board members: Darla Fox explained the terms that were open for election for the LFHOA Board of Directors for 2023. Three 2 year terms, as well as, one 1 year term were open. One Board member, Ron Foster, holding a 2 year term is stepping down. Other Board members are running unopposed to remain in their position. Those are Phylis Canion, 2 year term; Raj Ranjan, 2 year term; and Letha Petrash, 1 year term. Amy Wuest submitted her name to volunteer where needed. She will replace Ron Foster in his 2 year term.

According to Robert's Rules of Order, candidates running unopposed can be accepted by acclamation. The LFHOA homeowners approved by enthusiastic clapping and the candidates were accepted for the open positions for 2023.

Next meeting date: Darla Fox suggested the date of Thursday, April 13, 2023 for the next HOA Regular meeting. Other Board members agreed to this date.

Highlights: Letha Petrash reviewed the things that were accomplished in the 2022 year.

- Successful National Night Out
- New sign for the second neighborhood entrance on Garden Gate and deed restricted sign added to both entrances
- Upgrades made to the sprinkler systems at both entrances
- Neighborhood Watch is a success bringing well needed speed limit and stop signs, as well as, division lane dots on Auburn Hill and Green Gable

Ideas for 2023: Phylis Canion spoke of items that will be looked at for 2023.

- Investigate how to get email forms from all homeowners
- Initiate a Beautification program (helping to keep our neighborhood looking good) Possibly volunteers of neighbors helping neighbors and adding work days to spruce up the entrances to our addition
- Research on how to initiate fines for deed restriction violations. Get info from other neighborhood HOA organizations on their policies, talk to our attorney, etc.

ARC report: Eileen Stewart reported that there have been 2 applications for approval since the last Regular meeting. One for a driveway extension on Iron Gate and one for a new home on Pebble Brook. Keith Williams mentioned that someone was building a shed and had not sent in an application for approval. He emailed them and is corresponding with them on getting this completed. Darla Fox mentioned that we have had a volunteer, Rick Jones, come forward after the last Regular meeting, to join the ARC. We will contact him to see if he is still interested and move forward with appointing him, if so.

Open Mic: Keith Williams encouraged our members to call the non-emergency police department number for street violations. The Board does not have jurisdiction over these infractions.

Adjournment:

Darla Fox made a motion to adjourn.

Phylis Canion seconded it.

The Board approved motion.

The meeting adjourned at approximately 7:39 pm.

Immediately following the adjourned LFHOA Annual meeting, new Board members held their first organizational meeting of the Board of Directors, to elect officers for 2023. All Board members were present. Officers are as follows:

Phylis Canion, President

Colt Daniel, Vice President

Darla Fox, Secretary

Andrew Jacob, Treasurer

No other business was conducted.

Meeting was adjourned.

Respectfully,

Darla Fox
Secretary