

Lake Forest Home Owner's Association (LFHOA)

Annual Membership Meeting Minutes

Date: January 25, 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 6:34 pm.

Special Presentation: Senior Police Officer John Turner of the Community Engagement Unit at the Victoria Police Department was introduced by Raj Ranjan. Officer Turner presented crime statistics for Lake Forest. The only call reported in 2023 was for a family disturbance. He stated that overall in Victoria, TX, car burglaries are up. In 86% of the burglaries, the cars were unlocked and guns were taken. On the subject of participation in National Neighborhood Night Out, Victoria was recognized. We ranked 11th in the Nation and 3rd in the State. The Police that attended really appreciated Lake Forest's participation. A question was asked what could be done about barking dogs. He recommended trying to figure out why it is barking. If it continues to bark for no apparent reason, call the Police or Animal Control and someone will come out and investigate. Officer Turner closed with reminding everyone not to hesitate to call if you see something suspicious.

Roll Call of Board Members:

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

Absent: Colt Daniel

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. Amy Wuest seconded it. Minutes were unanimously approved by the Board.

Treasurers Report: A handout of the agenda and budget was available for the homeowners at the sign in table. Andrew Jacob recapped last year's budget of 2023, comparing it to the changes for 2024. Attorney's fee increased. All increases were due to collection of the HOA dues effort. Mailing costs were cut in half because we now do most communications by email. A new item was added called Neighborhood Awareness. It will be used for neighborhood functions, such as National Neighborhood Night out and for door prizes at the annual meeting.

A letter was emailed to all homeowners early in January reminding everyone that it was time to pay the 2024 dues. The cost stayed the same at \$100 for the year. 35% of dues had been paid to date. Email reminders will continue to be sent until the final due date of March 31, 2024.

A motion was made by Darla Fox to accept the proposed 2024 budget. Letha Petrash seconded it. Motion passed.

Election of Officers: A handout of the process and candidates was available at the sign in desk for all homeowners. Darla Fox explained the process of the election. All 3 year and 1 year positions were open for election. Raj Ranjan submitted a letter of resignation of his 2 year position to the Board so that he could spend more time as the Neighborhood Watch Coordinator. Phylis Canion submitted a letter of resignation of her 2 year position so that she could run for a 3 year term. Both letters were accepted by the Board. This left the remainder of both 2 year terms to be filled. Two homeowners, Hashi Ehsan and Chuck Van Metre, submitted their names and volunteered to run for any term where they were needed. Both candidates were introduced and asked to say a few words about themselves. These 2 gentlemen agreed to fill the 2nd year of the 2 year terms that were open because of the resignations. Of the 3 year terms, Darla Fox and Andrew Jacob were willing to continue for 3 more years. Colt Daniel also holding a 3 year term, will continue but asked to move to a 1 year term. Letha Petrash, formerly holding the 1 year position, is stepping down. Thanks you Letha for your past 3 years of service. Phylis Canion submitted her name for the open 3 year term. All candidates were running unopposed. 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 2024.

ARC Update: Keith Williams, Eileen Stewart and Rick Jones were introduced. The committee has approved 1 new home, 1 pool and 1 fence since the last HOA meeting. A question was raised by a homeowner asking why the ARC doesn't contact the neighbors of the homeowners when they are planning changes, specifically a fence. The ARC committee members as well as the Board, agreed that the ARC committee's job is to acquire permission forms, make sure they meet all specifications in our deed restrictions and finally approve the project. They are not required to notify neighboring homeowners of the project. It was suggested that, as a courtesy, neighbors should talk to their direct neighbors if the project affects them in any way.

Legislative Changes: New Texas HOA laws have been put into effect. The Board has been corresponding with our attorney to see if we are in compliance and what, if any, changes might need to be made. This is an ongoing project.

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. Phylis Canion and Darla Fox will meet with a representative from the Woodway HOA to get information on how they implement fines. Ashley Brown, a homeowner who is current on HOA law, volunteered to be a contact for information. This is also an ongoing project.

Crime Stopper Sign: Phylis Canion is working with the Victoria Police Department to get a new sign, with the Crime Stopper name and phone number, added to the Neighborhood Watch sign that is already in place at the front entrances.

Landscaping: The Board agreed that we would look into bids for updating the landscaping at both front entrance. The sprinkler system also needs to be addressed because it is old and not working properly.

Update on past violations: 2 homes had AC window units in the front of their homes. These have both been removed.

Open Mic/Comments/Discussion from members:

*A homeowner raised concerns over the speeding traffic on Auburn Hill, specifically at the intersection of Auburn Hill and Arbor Lake. Traffic does not stop at the stop signs and they come around the curve at high speeds. The worry is that someone is going to get hurt because with no sidewalks, people walk on the street, especially kids. Phylis Canion said she would continue to work with the Police to address this issue.

*A question was brought up on the responsibility of a broken culvert/drain at the corner of Lake Forest Dr. and Nursery Dr. It seems to be causing a drainage issue. This is not under the HOA jurisdiction. It was suggested that the homeowner call the city about the issue.

*A question was asked about why past violations have not been addressed. The Board responded that when the homeowners took over the HOA, the new Board agreed that we would not pursue violations that happened before the new Board was formed. We did not have information on what was approved by BJ Davis, former developer and Board President. We agreed to move forward from the date we took over to follow the deed restrictions as written.

Door Prizes: A drawing was held for 3 door prizes for the homeowners in attendance at the meeting.

Winners were:

Dorinda Vlos - dues of \$100 waived for 2024

Shirley Pullin - \$25 Lowe's Gift Card

Rick Jones - \$25 Jim's Big Burger Certificate

Next meeting date: A Thursday in April, 2024, was suggested for our next Regular LFHOA meeting at the LifePointe Fellowship Church. A specific date will be announced. Darla Fox made a motion to accept and Andrew Jacob seconded it. Motion carried.

Adjournment: Darla Fox made a motion to adjourn. Andrew Jacob seconded it. The Board approved motion. The meeting adjourned at 7:45 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 2024. The meeting was called to order by Phylis Canion. All newly elected Board members were present. New members were welcomed. All officers agreed to continue in the positions they held in 2023. Amy Wuest made a motion to accept the officers as they are. Andrew Jacob seconded it. Motion carried.

Officers for 2024 are as follows:

Phylis Canion, President

Colt Daniel, Vice President

Darla Fox, Secretary

Andrew Jacob, Treasurer

No other business was conducted.

A motion was made by Darla Fox to adjourn. Chuck VanMetre seconded it. Meeting was adjourned.

Respectfully,

Darla Fox

Secretary