

# Lake Forest Home Owner's Association (LFHOA)

## Regular Board Meeting

**Date:** April 25, 2022

**Time:** 6:30 PM

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

**Call to order:** Vice-President Phyllis Canion called the meeting to order at 6:37 pm

**Roll Call of Board members:**

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

Absent: Ron Foster

**Approval of Minutes:** The board agreed to dispense with reading and approval of the minutes for 10/26/2021 at the January 24, 2022 Annual meeting until the next Regular Board meeting. These were read by Darla Fox, secretary. A motion was made by Phyllis Canion and seconded by Letha Petrash to approve them. Motion carried.

Darla Fox, read the minutes for the January 24, 2022 Annual meeting. A motion to approve was made by Letha Petrash and seconded by Andrew Jacob. The motion carried.

**Treasurers Report:** Andrew Jacob presented the treasurer's report. A motion was made to accept the report by Phyllis Canion and seconded by Letha Petrash. Motion carried.

Andrew also reported:

146 homes have paid current dues. 30+ homes are left unpaid, equaling approximately 20% of the total homes. Several email reminders have been sent out as well a second mail out to those with no email contact.

Title companies are cooperating with collecting current dues during home purchase closings from new owners as well as the collection of past dues from the sellers. Andrew stated the process of how the HOA can collect unpaid dues, as per, Milton Chapman, our HOA lawyer. The process will be posted on the LFHOA website.

There will be a small cost for using the pay online feature for of the website plus card fees. The Board decide that the HOA will cover these costs, not the homeowners.

**Adoption of the following required forms for HOA's:** Darla Fox summarized each document before adopting them. These documents will be posted on the LFHOA website.

- 1. Amended Management Certificate-** a motion was made by Darla Fox to adopt the certificate and seconded by Phyllis Canion. Motion carried with a unanimous vote by the Board members.  
This certificate will be filed with hoatexas.gov and the Victoria County Clerk's Office.
- 2. Policy Regarding Alternate Payment Schedules:** - a motion was made by Andrew Jacob to adopt the payment schedule and seconded by Phyllis Canion. Motion carried with a unanimous vote by the Board members.
- 3. Records Production and Copying Policy:** a motion was made by Andrew Jacob to adopt the records and copying policy and seconded by Letha Petrash. Motion carried with a unanimous vote by the Board members.

**ARC-** A text was sent from the Board to all committee members asking if they would continue to serve for another year. Steve Pullin, committee member of the ARC, resigned as of April 20, 2022 via text. He is unable to continue to serve due to frequent travel and various work projects in his personal life. The Board agreed that 3 members would be a sufficient number of members for this committee. Steve will not be replaced at this time. Scott Henley did not respond to the text. The Board will reach out to Scott again. Keith Williams and Eileen Stewart will continue for another year.

Keith Williams spoke for the ARC. Plans have been submitted by Kris Bluntzer for a home at 504 Auburn Hill, Victoria, TX 77904. Mr. Bluntzer is requesting a variance for a stucco exterior. After discussing, the ARC and the Board agree to follow the set deed restriction of 80% brick or stone, thus denying the request. Mr. Bluntzer will be asked to resubmit the plans after the change is made.

**Neighborhood Watch:** Raj Ranjan spoke on the progress of forming a Neighborhood Watch (NW) in the Lake Forest subdivision. He will put together a letter to our homeowners requesting their participation in the NW. He will check on signage to find out if the city supplies these or if it is a neighborhood expense. The Board will discuss further at the next workshop meeting.

**Street lights:** Concerns were raised from homeowners about some of the street lights being out in our neighborhood. Andrew Jacob checked into this and contacted VEC about the outages. Each pole has a number and any homeowner can call in the outage with the number on the pole and VEC will repair them.

**Website:** The website is being maintained by the Board members. Online payments are available. Pertinent documents and information are continuously being added to the site.

**Water meter at front entrances:** Darla Fox will contact the city and open an account for the HOA so that the water can be turned on at the entrances. Colt Daniel volunteered to have the sprinkler systems at each entrance repaired. This will allow the HOA to start watering regularly so that our entrances look more inviting.

**Signs:** Andrew Jacob will move forward with getting a Lake Forest sign for the second entrance as well as signs for both entrances stating that our subdivision is a deed restricted area. Darla Fox will contact UPS to have two printed signs made for meeting announcements. These will be posted at the two main entrances to notify homeowners of upcoming meetings.

**Fall meeting:** The Board has set Thursday October 6, 2022 as the next Regular Board meeting. It will be held at LifePointe Fellowship Church, 8150 Nursery Dr. Victoria, TX 77904.

**Open Mic/Comments/Discussion from members:**

A member thanked the HOA Board for the good work we are doing. He was also very pleased that because of the Board's efforts, the illegal golf cart/ATV activity has almost been totally eliminated.

Another member has concerns about the speeding traffic on the new section of Auburn Hill. He suggested speed bumps or stop signs. The Board will contact the city to see what can be done.

**Adjournment:**

Darla Fox made a motion to adjourn. Andrew Jacob seconded it. Motion carried. The meeting was adjourned at 7:55 pm.

Respectfully,

Darla Fox  
Secretary

