

# Lake Forest Home Owner's Association (LFHOA)

## Regular Board Meeting

**Date:** October 13, 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 at 6:35 pm

**Roll Call of Board members:**

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

**Approval of Minutes:** Darla Fox, read the minutes for the April 25, 2022 Regular meeting. A motion to approve was made by Letha Petrash and seconded by Colt Daniel. The motion carried.

**Treasurers Report:** Andrew Jacob presented the treasurer's report. A motion was made to accept the report by Ron foster and seconded by Raj Ranjan. Motion carried.

Andrew also reported that the majority of our members have paid current dues as well as past dues. 30 certified letters were sent out in June letting homeowners know that if their accounts were not paid, they would be turned over to our lawyer for collection. We now have only have a handful of homes left to collect from. Andrew reviewed the process of how the HOA will collect unpaid dues, as per, Milton Chapman, our HOA lawyer. Once these are turned over to our lawyer, attorney fees will apply. The homeowner will be responsible for these fees.

**National Night Out Event recap:** Phyllis Canion started by thanking the Board for being present at the National Night Out event. She estimated about 150-175 of our homeowners and families attended. Many positive comments were shared at the event. Ortega's Rainbo Snow served 110 shaved ice cups. GanGa's Eats and Events served 95 Hot dog boats and 25 drink and chip combos. All complimentary. A big thank you went out to those who donated money as well as items to make this event a success. Phyllis reiterated that the event was not funded with HOA funds. Two police officers attended speaking with folks about any concerns they might have within our neighborhood. The fire truck was in route but got an emergency call and was unable to make it. The kids loved Ziggy the clown. The face painting and balloon characters were very popular. Homeowners commented that they were looking forward to having this event next year.

**Front Entrance Signs:** Darla Fox shared information on placing a new Lake Forest sign at the entrance on Garden Gate as well as adding a sign saying Deed Restricted at both entrances. Two business were contacted for bids, Compadres and Sign Works. Compadres was unable to give a firm bid without money down but did give a budgetary quote of several thousand dollars. This was for metal signs. Sign Works gave a firm quote of \$1245.50. This was for custom painted acrylic letters for the Lake Forest sign at Garden Gate matching the sign already in place on Lake Forest Drive. It also included two Deed Restricted signs made of Omegaboard and installation. This also comes with a lifetime warranty. Colt Daniel gave his opinion supporting the acrylic sign. It would require no maintenance as compared to the metal sign that would need constant upkeep in order to keep it from rusting and peeling. Price was favorable as well as having a

lifetime warranty. A down payment of \$675 is needed to start the process. Colt Daniel made a motion to go with Sign Works bid. Ron Foster seconded it. Motion carried. Darla Fox will let Sign Works know that we are ready to move forward.

**Board members election at January 2023 meeting:** Darla Fox announced the positions that will be up for election at the Annual HOA meeting in January 2023. There will be three, 2-year terms and one, 1-year term. Currently, two of the 2-year terms are held by Phyllis Canion and Raj Ranjan and the one 1-year term is held by Letha Petrash. These directors will be seeking re-election. The other 2-year term is held by Ron Foster and he will not run for re-election. Anyone interested in these positions can email the Board at [lfhoa.0121@gmail.com/](mailto:lfhoa.0121@gmail.com) to submit their names. The filing period will be from October 14, 2022 through November 20, 2022. Candidates need to send their name, address, phone number, and email including a short bio, to the Lake Forest email address. Darla stressed that we must have a quorum to cast votes in this election. A quorum consists of 20% of our homeowners. This is approximately 37 households. Last year's annual meeting only had 14 households in attendance. All were asked to encourage their neighbors to attend. Eileen Stewart asked about proxies. Darla answered that our bylaws do allow this. The Board agreed that we need to reach out to our lawyer to get clarification on how this process works.

**Annual meeting:** Letha Petrash moved that we set Thursday January 12, 2023 as our Annual HOA meeting at LifePointe Fellowship Church, 8150 Nursery Dr. Victoria, TX 77904. A suggestion was made that having it on a Sunday rather than a week night might be more convenient for families. The Board agreed that we could check with LifePointe church to see if Sundays were even available. If so January 8, 2023 was suggested. Darla Fox will call the church to verify. Andrew Jacob moved that we set a tentative date of January 12, 2023 until we check with the church. Phyllis Canion seconded it. Motion carried.

**Neighborhood Watch:** Raj Ranjan is happy with the way the Neighborhood watch is shaping up. He had a signup sheet at the National Night Out and had several more neighbors sign up. We now have 66 households participating which is 36% of our neighborhood. Raj spoke to the officers that attended National Night Out about the speeding on Auburn Hill. A few days later we had a police car sitting on Quarry Cove to help deter the speeding. Raj will continue looking into speed control such as speed bumps, stop signs and speed limit signs. He also mentioned that a suggestion was made at our Night Out event to possibly have a neighborhood directory so that folks can get in touch with each other. Someone also mentioned a calling tree in the event of an emergency so neighbors could be informed quickly.

**ARC-** Eileen Stewart gave an update on the ARC's applications. Mr. Bluntzer made the requested changes to his home plans at 508 Auburn Hill and resubmitted them resulting in approval. Mr. Bluntzer's plans for 506 Auburn Hill were submitted and approved. Ovation Homes submitted plans for 505 Auburn Hill and they were approved. Plans for a new home by RCR have been submitted for 226 Pebble Brook. Applications for 3 fiberglass pools were submitted and approved as well as applications and approvals for replacement windows and a new shed. Several had to make changes to the original submission in order to be approved.

**Other business:** Colt Daniel spoke about the irrigation at the front entrances. He had a guy that works for his landscaping business check it out. It was repairable. HOA funds were used for parts to repair the systems. Colt donated the labor. The second entrance is up and running. The front entrance is still needing a part. It was suggested that we have a couple of neighborhood work days yearly to keep things looking good. Also, plants will be added to the beds in the coming Spring to add color.

**Open Mic/Comments/Discussion from members:** Wayne Wise 107 Pebble Brook shared with all that he has had some mischief at his home happen from kids in the neighborhood. Jumping on his mailbox resulting in a corner broken off, ringing his doorbell and running off. He also mentioned a golf cart driving at night without lights and a dirt bike speeding up and down Pebble Brook and Auburn Hill. Several other homeowners have seen the golf cart and the dirt bike.

Debbie Sarran 206 Wood Bridge has also had some pranks, one being freshly mowed grass stuffed in her mailbox. She has now installed a security and motion detector.

The Board thanked these neighbors for keeping us informed. These types of incidents are not in the Boards realm of duties, however, it is good to know this is going on. It was suggested the police be called when these types of activities happen. Also, contacting Raj Ranjan, coordinator of our Neighborhood watch is a great way for us to stay in contact with the police as he has a direct line to Officer Turner who heads up the Victoria Neighborhood Watch throughout town.

Jerry Berenger 203 Pebble Brook asked if there was a way to make changes to our Deed Restrictions. He feels that many are antiquated and no longer apply. One in particular that he was concerned with was the requirement of wooden fences only. He stated that there are other fences in the neighborhood that don't comply. The Board responded that yes Deed Restrictions can be changed but it is costly because of legal fees. It also has to be proposed by the members and voted on at an Annual meeting with the majority of the homeowners. The Board also responded that the fences that are out of compliance were put in before the Neighborhood took over the HOA. We as a Board feel that we cannot ask homeowners that had approval from the previous Board, BJ Davis Builder, to change what is already in place. Going forward the Board and the ARC will follow the Deed Restrictions as written. The ARC acts as the primary committee to approve applications for new builds and changes to existing homes. If there are any questions they will consult the Board.

**Adjournment:**

Letha Petrash made a motion to adjourn. Ron Foster seconded it. Motion carried. The meeting was adjourned at 7:50 pm.

Respectfully,

Darla Fox  
Secretary