

# Lake Forest Community Association Board Minutes

## September 14, 2000

The Board of Directors meeting was called to order at 7:40 pm. Board members present: Phil Berne, Gene Cole, Ed Palekas, Dave Wilson, Bev Franklin, Harry Hopkins, Mike Yurina, and Tom Quigley.  
Old Business.

- Minutes of the August board meeting were approved with the following amendments:
  - The board approved the format of the Treasurer's financial statement as is. Separate line items for reserves are not recommended (as Steve Gilbert requested at the last meeting). Gene stated that separating the reserve would cause discrepancies between the report and bank statements.
- Pipe stem sign costs are included in the "sign reserve."
  - A budget reserve for milky spore treatment will be established in the proposed '01 budget, pending general membership approval. The August minutes implied that a budget reserve would be established prior to the December general meeting. This line was struck from the minutes.
- Milky Spore. The issue of treatment is tabled until the December general meeting where it will be presented for discussion and possible approval as an action item for '01.
- Semi-annual general meeting. The board discussed the location for the meeting. Gene Cole stated that the meeting could be held at the Sydenstricker UMC for \$100 facility fee plus a \$75 deposit. Before reserving the church, Ed Palekas will check the availability of Pohick Regional Library.
- Consolidated trash collection. Tabled until the General meeting. Dave Wilson will investigate the cost and develop a proposal for presentation to the general membership.
- Newsletter. Steve Gilbert wrote a draft newsletter for board approval. Bev Franklin will edit and send to Harry for mailing and posting on the web site.
- Pohick connector. A progress/concept report will be presented at the December general meeting.
- Damaged tree at 7609 Bertito. Dave Wilson stated the tree is on the adjoining Beacon Ridge Association property and needs to be removed before it falls and damages Lake Forest Community property and residence. Dave will call his point of contact in the community and ask for the tree's removal. Mike Yurina will call the concerned Lake Forest homeowner with this information.

### Treasurer's Report.

- Gene Cole reported that five homeowners are delinquent in their association dues. One homeowner hasn't paid in three years, the remaining are current year. Gene has sent notices by registered mail notifying the homeowners of possible board action if dues remain unpaid. He will report progress at the October board meeting. The board will then take appropriate action in accordance with community covenants.

Secretary's Report. Ed Palekas had nothing new to report.

Community relations. Bev Franklin reported on results of the community relations meeting held Tuesday, 12 September.

- Harry Hopkins will send postcards notifying homeowners of the date and location (1 October, 4-6 p.m. in the park off of Dorothy Lane). Notices will also be posted in the entrance signs to the community. The board will provide nametags, balloons, Frisbees, cookies, and soda (funding approved by board at the August board meeting).

### New Business.

- Tom Quigley notified the board of a request he received for board approval of a new deck. Besides code restrictions that the state requires, no other approval is mandated. Tom will notify the homeowner.
- The entrance sign at Paloma is damaged (green Plexiglas with "Lake Forest" printed on it is cracking/peeling). The sign needs to be returned to the manufacturer for warranty work. Phil Berne will obtain the necessary paperwork from Steve Gilbert.
- The board agreed that Sally deserves recognition for her work in posting messages on the community signs.

- Dave Wilson reported that the Governor signed into law the "Virginia Property Owner's Act." This law outlines the required contents of the Association Disclosure Packet and requires buyers to sign a form acknowledging receipt of the packet and other information pertaining to Association fees and/or assessments, and possible penalties the association can levy for failure to pay these fees.

The board meeting adjourned at 8:50 p.m. The next board meeting is October 12, 2000, 7:30 p.m. at Phil Berne's home.