

**MINUTES FOR THE LAKE FOREST COMMUNITY ASSOCIATION
BOARD MEETING
Sept 12, 2002**

Meeting opened at 8:35 p.m.

Present: Bev Franklin, Steve Gilbert, Evelyn Hempstead, Tom Quigley, Jim Evans, Dave Wilson

Old Business

We approved the Aug '02 minutes.

Tom reported that there are no trees that need to be cut down. The troublesome tree at 7610 Bertito was cut down at a very reasonable price.

Evelyn reported that the path between Maritime and Penn Manor is being threatened by erosion. Other board members will review the site for possible solutions. It may be possible to cover the wash area with rock or gravel.

Bev reported some erosion on the trail behind Octavia Court. It appears somebody dumped some branches and brush that may help prevent some erosion. There is no apparent corrective action that we can suggest at this time.

The trail improvements have been completed, and Bev sent the contractor a check for payment last week.

Evelyn proposed the Board consider the installation of permanent plumbing for watering the plants at the three entrance sites. The estimate is approximately \$2800 per site to install plumbed water for watering the plants on a timer. Bev asked that Evelyn be prepared to present this proposal to the December General meeting. Dave suggested we propose at the December General meeting that we pay for all three sites now out of our approximately \$57,000 uncommitted reserves. The estimated cost of all three sites is about \$8,500.

Evelyn also suggested tearing down and reconstructing the landscaping at the Maritime entrance for an estimate of \$325. She suggested using uncommitted funds from watering. Her motion passed unanimously.

There were some questions on the provisions of our landscape maintenance contract. Nobody has a copy of the contract. Evelyn will contact the contractor to obtain a copy of the contract.

Steve made a motion that the \$1500 budgeted for trails and trees cleanups be used to fund the entrance improvements made at Modisto Lane several months ago. The motion passed unanimously.

Treasurer's Report

Steve handed out a very complete budget package that Wes prepared. It was agreed we would have fewer budget categories for the 2003 budget. Steve indicated a proposed 2003 budget would be ready to submit shortly to Evelyn and Tom so they could provide their input.

New Business:

Community Day – planned for 29 September from 4 to 6 pm at the park by the basketball courts. Jim will put out another email announcement, and Sally has been notified to update the entrance signs. Harry will send postcards, and Bev will try to get a date for our General Meeting for Harry to add to the postcard. Evelyn will handle cookies, paper towels, table clothes, and plates, Steve will handle drinks and ice, Bev will also bring plates and paper towels, and Tom will get the pizza. Fair weather only.

Bev received an email from a resident complaining about debris in a neighbor's yard. The house is empty and for sale. Dave will call the listing agent for resolution.

Bev received a request from a resident to construct a chain link dog run in the woods on his property. The Board voted unanimously against the proposal based on the covenants prohibiting chain link fences in the community.

Meeting adjourned at 9:45 p.m.

Next meeting at Tom's house 17 October, 8:30 p.m. 9013 Penn Manor Ct.