

**MINUTES FOR THE LAKE FOREST COMMUNITY ASSOCIATION
BOARD MEETING
Oct 17, 2002**

Meeting opened at 8:35 p.m.

Present: Bev Franklin, Steve Gilbert, Evelyn Hempstead, Tom Quigley, Jim Evans, Wes Cox, and Harry Hopkins.

Old Business

We approved the Sept '02 minutes.

There are no new developments on the plumbing estimates for the front entrances. Next step is to take the proposal to the General meeting during December.

Evelyn spoke with Mark about a maintenance contract. Right now, we just have a "hand shake" contract with him. We have some liability concerns if a worker or a resident were to be hurt while Mark was maintaining the common property. Tom will engage Mark in discussion to establish a formal common grounds maintenance contract that establishes clear liability limits, among other features.

Community Day was well attended, including some new residents. Next year, we want to have this event in the community – probably on Maritime Lane near Bev's and Steve's home. This will require obtaining signatures from affected residents and submitting our request to block the street to the County at least 45 days before the event.

Treasurer's Report

Total expenditures are \$2755.58 since 7 Sept '02. \$2,639.92 remains in the CY02 budget for the year. Harry will post a copy of the annual budget on the LFCA Web site for residents to read in preparation for the December General meeting. Once it is posted, I will ask Sally to post a reminder on the message board for residents to check the Web site for the CY02 budget. We plan to post the draft CY03 budget on the web site after our November meeting.

New Business

There is a new section on the LFCA Web Site called Community Based Businesses. The intent is to list those community residents who have a business out of the home. Harry will also establish a Trader's Post or Swap Meet on the LFCA site where residents can advertise miscellaneous items. And Tom will provide Harry a short article advising residents to be aware of defective pressure valves in the plumbing.

Steve will get an update on the monopole for the General meeting.

Next meeting will be dedicated to reviewing the proposed FY03 budget. Bev asked that we bring any topics we want to discuss at the General meeting.

Next meeting will be at 8:30 pm Thursday, 14 Nov at Bev's house.