

**MINUTES FOR THE LAKE FOREST COMMUNITY ASSOCIATION
BOARD MEETING
October 09, 2003**

Meeting opened at 7:35 p.m.

Present: Bev Franklin, Steve Gilbert, Jim Evans, Harry Hopkins, Evelyn Hempstead, Wes Cox, Tom Quigley, Dave Wilson and Gloria Flick. All members were present.

Harry reported that 59 photos from the Community Day are posted on the web site. Everybody is encouraged to submit captions to the photos. Full size versions of the photos are now available on the site. The budget has also been included on the web site at Evelyn's suggestion. 121 residents attended the Community Day.

Evelyn reports that of the \$8,000 budgeted for water at the entrances, \$35.97 remains in this account. She would like to build a stacked stone wall at Cervantes; the estimate for the wall is \$1937. To refinish the signs in either varnish or brown paint, the quote is \$190 per sign. A varnish finish will need to be redone each year, while the painted sign is expected to last 3 to 4 years. Wes made a motion to have the signs refinished with brown paint around the borders for a total cost of \$570. The motion was seconded and passed. Evelyn also reported that the trail at the foot of Modisto is in need of repair.

Dave reports a large amount of brush scattered among the woods that may need to be removed come next spring. This brush may affect the drainage – will have to wait and see. Dave offered to write up a short article about the Community Day for the web site.

Steve reports that several of the curb numbers need to be replaced due to errors. Steve is working the issue with the contractor. The cost of this work is \$6.00 per home.

Treasurer's Report: Wes would like to reserve the November meeting to discuss penalties for late dues payment, budget, and reserves in preparation for the December General Meeting. Currently, bills on hand exceed budgeted reserves, and we need to allocate some time at the November meeting to determine how best to allocate these charges to the Association budget. Checking account balance is about \$23,200. We may have to defer the audit planned for December due to all the activity in the accounts. Community liability insurance has risen this year by \$150 to \$1308 annually. Dave offered to work with our insurance agent to review our coverage limits and look for ways to reduce our premium.

Bev suggests that we might consider renting a dumpster in the spring for residents to clear yard and common area debris from Hurricane Isabel. To be discussed later.

Regarding the community tree limb that fell on Mr. Rodriguez' house, reimbursement to Mr. Rodriguez will be deferred pending the

completion of three action items: 1) Dave will check with our Community Association liability insurance agent to determine our liabilities in this case, 2) Bev will reconcile Jim Tomlin's invoice to determine exactly what trees are covered by his charges 3) Tom will seek the counsel of a local lawyer to help us establish a legal policy for this and future events of this type; that is, to determine the Association's liability if a healthy tree on community property, or limb from that tree, falls and strikes a private residence due to acts of nature. We may revise the position we initially established during our 23 Sept '03 emergency meeting.

Mr Mann wrote an email to Bev complaining about the nature of the Board's letter to him regarding his dumping of yard debris in the park. We agreed on a letter response to Mr. Mann, and it will be sent to him shortly. In short, we make it clear that it is unacceptable for any homeowner to dump yard debris and clippings anywhere in the park or on community property.

Bev will sign a letter to Mr. Blankenship asking him to remove a fence in his backyard by 15 Nov '03 that does not comply with Community Covenants and Restrictions.

The next Board meeting will be held at Bev's on Thursday 13 Nov at 7:30 pm.