

**Minutes for the Lake Forest Community Association  
General Meeting  
June 7, 2007**

Bev called the meeting at the Pohick Regional Library to order at 7:10 p.m.

In attendance were 20 members of the Association, plus 6 Board Members (Bev Franklin, Dave Wilson, Wes Cox, Harry Hopkins, Jim Evans, Gloria Flick, Bill Ethington, and Evelyn Hempstead.) Bill Ethington and Steve Gilbert were absent.

**Agenda**

Welcome & Introductions of Board Members  
Approval of Minutes from the General Meeting of 13 June, 2006  
Report from the Architectural Review Committee: Harry Hopkins  
Report from the Treasurer: Wes Cox  
Proposed Budget: Wes Cox  
Elections of Officers (Jim Evans, Steve Gilbert, and Evelyn Hempstead)  
Comments from other Board Members  
Questions and Comments  
Closing

**Proceedings**

Introductions from the Board and the members started off the meeting.

The minutes from last year's General meeting of 13 June '06 were approved as written after a motion and a second.

Harry provided a report on the Architectural Review Committee (ARC). He provided a copy of the Standards & Guidelines approved by the Board to the membership for discussion and comments. The Standards and Guidelines were developed to provide additional guidance to the Covenants. Several members registered complaints about the lack of exterior and yard maintenance at 7613 Modisto. The tenants have not been mowing the lawn, and a damaged gutter and downspout have not been repaired (the gutter and downspout were since repaired on 8 June.) A member asked Harry what recourse the ARC will take if a homeowner made exterior changes that were not approved by the ARC. Dave Wilson responded indicating that most HOA's will place a lien on the house that would prevent the house from selling until the lien was satisfied.

Wes provided a Treasurer's Report. He indicated that he does not expect dues to change next year. Some reallocation is needed within the budget, but he does not anticipate needing additional revenue. He indicated that the Reserves are working as designed. The Administrative Expenses will exceed budgeted amounts due largely to the ARC and associated legal fees. He also expects increases in expenses for the Common Areas. All but 8 members have paid their annual dues; and all but 2 of those members have made contact with Wes regarding payment.

Evelyn reported that volunteer labor is needed for the entrance ways such as watering to help Gloria. Also, someone needs to be assigned to work with the landscaper. She also mentioned that 28 nandina had been stolen recently and 24 were replaced by the landscaper. Also the soaker hose was cut and needed fixing. Rates could go up since we will contract with the landscaper for more support (weeding, trimming, etc.) Also need volunteers for a grounds committee.

Comments from the floor:

Accolades to departing board members, Jim Evans, Steve Gilbert and Evelyn Hempstead.

Wes Cox clarified the late fees added to the annual dues. On Fishermans Lane, drug activity was reported to the police who responded and the activity has since abated.. Some youth activity was also observed in late evening.

Homeowners were reminded to shut garage doors, especially in the evening. Also call the police on the non-emergency number to report graffiti and suspicious activity.

New board members Al Brooks, Kathy Jacobs, Lois Masunis were introduced. A motion was made and seconded to unanimously elect them to fill the vacancies. There were no nominees from the floor.

Meeting adjourned at 8:45 pm.