

Lake Forest Community Association

Meeting Minutes

July 13, 2013

1. Meeting minutes from May meeting were approved
2. The Lake Forest Community Day will be held September 15th
3. There was discussion of re-writing the by-laws regarding waiving the 4.5 foot limit only for homes that back directly to the sound barrier along Fairfax County Parkway (approximately 20 homes in all). In previous meetings, we had considered the possibility of amending the by-laws to include which specific lot numbers would be exempt to avoid any possible misunderstandings.
4. During the discussion of fences (and other violations of HOA guidelines such as detached sheds), it was determined that the only real enforcement mechanism that the HOA has is to put a lien on a home when it is put up for sale (per attorney advice).
5. Seven owners still in arrears with dues – five are delinquent for just this year, two others have been in arrears on a long term basis. Wes will follow up.
6. Wes reported that the HOA has \$127,431.⁴⁸ in the bank. It is estimated that approximately \$77,000 should be set aside for trail repair/renewal.
7. Sam discussed his meeting with the landscapers regarding renovating the walking paths. Numerous possibilities were discussed regarding removing trees and/or some minor rerouting of paths around trees if necessary. There was discussion of simply removing the path at the end of Maritime (near the firehouse) since it may not be included in the HOA's liability insurance plan. We expect some more fine-tuning to clarify all work before getting a final quote from landscaping/paving service.
8. It has been 12 years since last preventative milky spore treatment. 10 to 15 years between treatments is the norm. It is reasonable to anticipate spending about \$15,000 to treat all of Lake Forest sometime in the near future.
9. Dan will purchase chain saw. And possibly also to remove downed trees from paths. He wasn't real specific.
10. The meeting adjourned at approximately 8:45