

**Lake Forrest Homeowners Association  
Board of Directors Meeting  
April 18, 2013**

**Call to Order:** A meeting of the Board of Directors of the Lake Forrest Homeowners Association was held on Thursday, April 18, 2013 at 7:00pm at the Shorewood Village Hall, Shorewood, Illinois, pursuant to the By-laws.

**Board Members Present:** Joe Riley, President  
Sheldon Nicol, Co-Vice President  
Kris Oswalt, Co-Vice President  
Karen Joda, Secretary  
John Pawlicki, Treasurer

**Also Present:** Larry Miller & Cathy Miller, Bay Property Svcs, Inc. – Property Mgrs.

The meeting was called to order by Joe Riley, President, at 7:00pm. Roll call was taken a quorum was present. There were 7 residents present at the meeting in addition to the Board members.

**Approval of Minutes**

Minutes of the January 17, 2013 meeting were reviewed by the Board. A motion to approve the minutes was made by Sheldon Nicol and seconded by Kris Oswalt. The minutes will stand as presented and will be posted onto the Lake Forrest HOA website. **Motion unanimously carried.**

**President's Report**

A discussion was held regarding the contract renewal of Bay Property, our property management company. The management contract is set to expire on June 30, 2013. Bay Property has agreed to keep their fees the same for the next two years. A motion made by Sheldon Nicol and seconded by Karen Joda to approve the renewal of Bay Property's contract through June 30, 2015. **Motion unanimously carried.**

The Board received a letter from a resident regarding the pond located off Wynstone (just south of that entrance) and wanted to clarify any issues. Specifically, that pond is not part of Lake Forrest subdivision but rather it is the property of Kipling Estates, the adjacent subdivision. We are aware there is trash and debris around the pond and have asked our property managers to make contact with the Kipling Estates Homeowners Association Board to address these issues.

**Resolved.**

**Treasurer's Report**

John Pawlicki reviewed the Financial Summary Report highlighting the summary of the first quarter. Annual assessment letters went out in December and 85% of the homeowner assessments have been paid, giving us \$58,184.46 as our year-to-date income. We ended the quarter with our expenses at \$10,797.16. The Operating account as of 3/31/13 sits at \$45,567.51; the Working Capital Money Market Account continues to hold at \$57,943.34; and the Money Market Bond Account still has \$208,486.27.

## **Other Member Reports**

### **Lawn Maintenance Contract**

Karen Joda announced that the contract has been executed with Rose Landscape with the same terms as last year holding at \$18,500, with the exception of only one edging maintenance (instead of two), saving us \$1,500 as compared to last year. **Resolved.**

### **Annual Plantings**

Karen Joda will work with Rose Landscape on seasonal plantings. **Resolved.**

### **Limestone Caps**

Karen Joda is working together with Larry Miller on obtaining bids for power washing the limestone pillars and caps at the entrances. We will use the Working Capital money market account to pay for these services since this is a one-time expense. **Unresolved.**

### **Electric Bids for Other Entrances**

Larry Miller will obtain bids to add electric at the Forrest View and Wynstone entrances so low voltage lighting can be added, as well as, make the entrances look uniform when lighting up the Holiday decorations. **Unresolved.**

## **Management Report**

Bay Property Services announced that letters were sent to vacant lot owners regarding the need for vacant lots to be mowed. All vacant lots must be mowed by June 1<sup>st</sup> and continue to be mowed by the 1<sup>st</sup> of every month otherwise lot owners will be billed without exception.

## **New Business**

There were three board seats up for election. Sheldon Nicol made the decision to not run for re-election. There were two residents who expressed interest in running for a board position. The candidates introduced themselves and the voting process was held. Votes were tallied and revealed the following: Joe Riley – re-elected; Karen Joda – re-elected; and newcomer Greg Sitar was elected. The new board was confirmed with the three individuals for a two-year term. The Board thanked Sheldon Nicol for all his contributions over the past two years.

**Resolved.**

## **Resident Comments**

A resident raised the question if dead parkway trees can be removed or replaced on vacant lots. Larry Miller will contact the Village of Shorewood to see if we can negotiate a 50/50 replacement cost or see what other options exist. **Unresolved.**

## **Adjournment**

Upon motion made by Sheldon Nicol, seconded by Karen Joda and unanimously carried, the meeting was adjourned at 8:02p.m. The next HOA meeting is scheduled for August 15, 2013 at 7:00pm at the Shorewood Village Hall. **Motion unanimously carried.**

Respectfully submitted,

Karen M. Joda, *Board Secretary*  
Lake Forrest Homeowners Association

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*Board Secretary*

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*Date*