

**Lake Forrest Homeowners Association
Board of Directors Meeting
August 15, 2013**

Call to Order: A meeting of the Board of Directors of the Lake Forrest Homeowners Association was held on Thursday, August 15, 2013 at 7:00pm at the Shorewood Village Hall, Shorewood, Illinois, pursuant to the By-laws.

Board Members Present: Kris Oswalt, Co-Vice President
Karen Joda, Co-Vice President
John Pawlicki, Treasurer
Greg Sitar, Secretary

Absent was: Joe Riley, President

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

The meeting was called to order by Kris Oswalt, Co-Vice President at 7:00pm. Roll call was taken and a quorum was present. There were five residents present at the meeting in addition to the Board members.

Approval of Minutes

Minutes of the April 18, 2013 meeting were reviewed by the Board. A motion to approve the minutes was made by Greg Sitar and seconded by John Pawlicki. The minutes will stand as presented and will be posted onto the Lake Forrest HOA website. **Motion unanimously carried.**

President's Report

No new business to report.

Treasurer's Report

John Pawlicki reviewed the Financial Summary Report highlighting the summary of the second quarter. Year-to-date income was reported as \$80,840.83 and year-to-date expenses of \$42,620.74. The Operating account as of 7/31/13 sits at \$36,774.03; the Working Capital Money Market account is \$58,023.71; and the Money Bond Account still has \$208,748.22.

Management Report

Bay Property Services is investigating the condition with the trees located on Wynstone Drive near that entrance. At the time of the meeting we were still waiting for guidance from the landscapers and will report their findings for the reason the pear trees appear to be burned.

Unresolved.

**Lake Forrest Homeowners Association
Board of Directors Meeting
August 15, 2013**

Management Report (continued)

Bay Property Services is still waiting for an additional bid for the electrical work at the two entrances (Forrest View & Wynstone). Once we receive all the bids, we will evaluate the cost and vote whether or not to proceed with the installation of low voltage lights.

Unresolved.

New Business

Residents raised the question and an open discussion was held regarding basketball hoops as to why some are permanent and some are portable. The Board clarified the rule and communicated that some of the permanent hoops were grandfathered in and currently only portable hoops are allowed. The Board took the comments under advisement and will hold an Executive Session to discuss potential options.

Unresolved.

A resident raised concerns over the condition of the pond located at the River Road entrance. Bay Property Services reported that the fountain was recently removed because there was a problem with a short somewhere that was tripping the breaker. The motor is being tested to rule out any problems with that. Bay Property will report back their findings once it is determined why the breaker is tripping. This may have contributed to the additional weeds being seen in the pond. The pond was recently treated for algae but had not been treated for underwater weeds. The Board took the comments under advisement and will hold an Executive Session to discuss potential options.

Unresolved.

A resident raised concern about being charged for failing to comply with the rules and regulations related to maintaining the maximum height of weeds on vacant lots. The board reminded the resident, as well as their landscaper who was also in attendance, that as of the first of the month any lot with weeds exceeding the fifteen inch maximum standard will be cut by the association at the lot owner's expense. The lot owner asked for an exception claiming their lawn service cut their lot on the same day as reported by the homeowner association landscaper. The board took the comments under advisement and will get back to the resident.

Unresolved.

Karen Joda noted that we are no longer under contract with the holiday decorating company to install the subdivision's holiday lights; therefore, we will utilize Rose Landscaping for these services saving the association nearly \$1,000.

Resolved.

Old Business

A resident spoke before the Board and requested the return of his landscaping/bond. Photos were provided of the improvements that he had made to his property along with financial documents to support his request. The Board took the comments under advisement and stated it would need more time to review the material and physically evaluate the overall improvements and report back to the homeowner within one week.

Unresolved.

**Lake Forrest Homeowners Association
Board of Directors Meeting
August 15, 2013**

Adjournment

Upon motion made by Kris Oswalt, seconded by Karen Joda and unanimously carried, the meeting was adjourned at 8:02pm. The next HOA meeting is scheduled for November 14, 2013 at 7:00pm at the Shorewood Village Hall, Shorewood, Illinois. **Motion unanimously carried.**

Respectfully submitted,

Greg Sitar, *Board Secretary*
Lake Forrest Homeowners Association

Board Secretary

Date