



Lake Forest

HOME ASSOCIATION

Lake Forest Board of Directors Monthly Meeting

April 16th, 2024

Minutes

Location: Lacey Fire District 3, Station 34

Board members present: David CdeBaca, Constance Kimmons, Beckie Weatherford, Deanna Rocamora

Member-at-Large: Christopher Lewis

Board members, Member-at-Large absent: Shannon Hildreth

Guests: 9

Welcome and Call to Order

Open Forum

President CdeBaca opened the floor for new business at 6:31pm.

Treasurer Weatherford requested the board members send her a short personal bio for the LFHA website. Cory Lewis would like to make a post introducing the board to the neighborhood.

The board received an email from previous LFHA President Emmett with her recommendations for establishing criteria when cutting down trees in the common areas. This item will be reviewed and discussed in further detail at the next Executing Meeting. **Addendum A**

Previous Member-at-Large Broman presented a chronological detail of events regarding replacement of the handrail leading down to the water at Hearing Park. The replacement of the handrail was not completed by the previous board or included with the completion of the Waterfront Project. He is requesting the current board review the information and take action to have the handrail replaced/installed. This item will be reviewed and discussed in further detail at the next Executive Meeting. **Addendum B**

A guest in attendance thanked the board for addressing the parking issues on 34th Court. All the residents on 34th and 35th court received a letter explaining prohibited parking and what action to take if cars are parked or blocking access to the street.

A guest in attendance thanked the community for an excellent Easter Egg Hunt at Hearing Park. She met new families, and her children had a wonderful time. She is looking forward to more community events.

No further announcements or new business items.

President CdeBaca called the meeting to order at 6:40pm

March Minutes

The minutes were sent to the board via email, one correction was found, and the change was made.

A motion was made and seconded to approve the minutes with the one noted correction.

Discussion: None

A call to vote was made and passed unanimously.

Executive Meeting Summary of Motions- Addendum C

The Executive Meeting Minutes were sent to the board via email, with no comments or corrections received. Secretary Rocamora announced the motions that were made.

A motion was made and seconded to approve the Executive Meeting minutes as presented.

Discussion: None

A call to vote was made and passed unanimously.

Treasurer's Report- Addendum D and E

The Treasurer's Report was presented and reviewed. President CdeBaca received new information from a legal firm regarding appropriate language on letters for past due accounts. Will hold further discussion until later in this meeting during new business. The Hearing Park maintenance annual budget of \$500 was stated as requested by Volunteer Maintenance Lead, J. Heard.

CC&R's- Addendum F

Member-at-Large Hildreth was absent this evening but provided her report via email. President CdeBaca presented the report. No further discussion.

Contract Maintenance-Addendum F

Member-at-Large Hildreth was absent this evening but provided her report via email. President CdeBaca presented the report. No further discussion.

Volunteer Maintenance-Addendum G

The Volunteer Maintenance Report was presented and reviewed. A new keypad for the Hearing Park gate has been installed, however the handle still needs to be pushed down twice to open the door. A suggestion was made to announce the tricky handle on social media and post signs on the gate.

A discussion occurred regarding replacing rotting timbers on the concrete walkway leading to the waterfront. Options are to replace it with similar timbers or use concrete. President Cdebaca requested for J. Heard to send a cost analysis of the 2 options to the board for review and possible action. The topic will be discussed at the next Executive Meeting. Member-at-Large C. Lewis offered to donate railroad ties if needed.

A discussion occurred regarding the repair of the sidewalks in the neighborhood. The board will investigate the project as a reserve study expenditure but is not ready to receive bids at this time.

A request was made to remind our contracted landscaper not to mow over trash. The trash should be removed before mowing occurs.

Discussion occurred regarding bids received for pruning the Oregon White Oak Tree (**Addendums H, I, J**). The 3 companies that were asked to bid are certified arborists, have reviewed the recommendations of the assessment

performed by Sound Urban Forestry and will remove all debris from the work site. Lead times were not discovered during bid requests. One of the bids also included pruning 2 oak trees in the circular drive on 35th court. The cost of pruning the Oregon White Oak could come from the annual budget or from the Reserve Fund. There is \$8572.53 in the annual budget for “other landscaping/trees.”

A motion was made and seconded to accept the bid from Treewalker LLC to prune the Oregon White Oak.

Discussion: The bid from Treewalker LLC includes the pruning of 2 additional trees so an amendment was suggested.

The amended motion: To accept the bid as proposed by Treewalker LLC.

Discussion: An inquiry was made to whether the bid included tax or not. The bid did not have a line item for any tax. The total bid for the project is \$3600.00.

A call to vote was made on the amended motion and passed unanimously.

Maintenance Volunteer J. Heard requested a board member inform Treewalker LLC of the bid approval. Member-at-large C. Lewis will contact Treewalker LLC.

A brief discussion occurred regarding using county services to trim trees away from sidewalks and streets. The board will not pursue it at this time due to needs of the neighborhood exceeding the services the county can offer. No further action was taken.

A brief discussion occurred regarding what to do with the remaining funds in the annual tree budget if the reserve fund is used to pay for the Treewalker LLC service. The board will monitor the annual tree budget and revisit the topic closer to year end.

Puget Power was notified of a tree of concern located at Walthew and Marvin Rd. This is not an LFHA tree.

ARC- Addendum F

The report was presented and reviewed by President CdeBaca. No further discussion.

Events- Addendum K

The Events report was presented and reviewed. The Easter Egg hunt was wonderful and a BIG THANK YOU to all the volunteers and families that attended.

Discussion occurred regarding the idea of offering loaner life jackets at Hearing Park for LFHA resident use and organizing a Water Safety/Life Jacket training for the residents of LFHA. The logistics of providing loaner life jackets includes storage, issuing, maintaining, security and a volunteer to oversee the program. Additionally, there are questions that need to be addressed to the LFHA insurance company regarding swimming at the park. The board is in the process of installing “No Lifeguard on Duty/Swim at your own risk” signs in the park.

Old Business:

- Resident payment plan status update: The Treasurer requested disability certifications and payment plan options from the resident. No reply has been received as of this meeting. The late notice letters will continue.
- Results of Vote to Waive CPA Audit: The Treasurer announced the vote did not receive enough responses to reach a quorum and therefore the results are invalid. A 2nd vote is needed, or the board will have to pursue CPA services to perform the audit at a cost of approximately \$5000-\$8000. The first vote needed a response rate of 66%, the second vote requires a response rate of 34% or 142 votes. The vote was sent by email, postcard and announced on social media.

A motion was made and seconded to proceed with a 2nd vote to Waive the CPA Audit in lieu of a committee of volunteers for 2021 and 2022.

Discussion: The reason for waiving an audit by a CPA was explained by the Treasurer and Bookkeeper. Their system of checks and balances was discussed in addition to explaining the audit committee's methods and criteria. The lead audit committee volunteer was present and participated in the conversation and pointed out that the audit committee does not include any board members as another form of checks and balances. The RCW that governs HOA's states that an audit is required when accounts reach over \$50,000. LFHA did not meet that criterion because annual assessments were not increased for several years. Once accounts met the threshold, the committee was utilized to save the LFHA residents the exorbitant cost of a professional CPA audit. If the 2nd vote is approved, postcards and emails will be sent again, and it will be announced on social media. The due date for the 2nd vote will be June 18th.

A call to vote on the motion was made and passed unanimously.

- Update on prohibited parking on 34th Ct: Letters were sent to all residents on 34th and 35th court informing them how to take action when prohibited parking is observed.
- Update on RMR landscaping business and insurance licensing: Proof of current insurance was received however the current business license was not. Member-at-Large Lewis will contact RMR Landscaping to instruct him to stop services until the current licensing information is sent to the Treasurer and received.
- LFHA liability insurance renewal: The LFHA liability insurance renewal is due May 4th. The board has reviewed the policy and asked for clarification on some items. 1) The avg sale of houses is listed as \$250,000, the underwriter confirmed this number and explained it is a default number. The board can adjust to a more accurate value. 2) Clarified the value of monies and securities is on site, not in accounts. 3) Clarified the transfer limit of money by a board member is \$1000. LFHA board requires 2 representatives when transferring money or writing a check. The Treasurer and President will coordinate a call with the insurance company representative to follow up on additional questions.
- Update on most recent greenbelt survey filed with the county: Tabled until next meeting.
- Update on resident building a "shed" without ARC approval or building permits: Tabled until next Executive meeting. Past due annual assessments were recently received.
- Update on having legal counsel on retainer for LFHA: A legal firm was contacted about their interest in reviewing LFHA's current late fee letters, liability waivers, CC&R fine letters in addition to providing counsel on business matters as needed. The verbiage of the 1,2 and 3 letters are in line with current statutes and the volunteer liability waiver is not an uncommon practice and is often supported by specifics within the insurance policy. The board will review documentation and presentation at the next executive meeting and decide whether to move forward with using this firm to represent LFHA.
- Reserve Study 2024: The company will receive all information requested by the Treasurer. The study is expected to be completed by May.
- Bookkeeper Contract: The 1-year contract was presented for board member signature.
- Greenbelt Survey/ plan for moving forward: The board has chosen to use Sound Urban Forestry to assess 3 trees from the Greenbelt Survey provided by the Maintenance Volunteer Committee. The survey is scheduled for May 22nd and will be attended by 2 LFHA board members. The board is acting in due diligence and good faith to validate the information in the survey. The assessment will cost approximately \$400 per tree. The board recognizes the extreme effort, hard work, and attention to detail the volunteer committee has put into the survey and appreciates everything they do for our neighborhood. No further action will be taken until the assessment is completed.

New Business:

Discussion occurred regarding where to place the three “No Lifeguard on Duty” signs inside Hearing Park. Many suggestions were made. Member-at-Large Lewis will purchase posts and place signs appropriately within Hearing Park.

A Motion was made and seconded to adjourn the meeting.

Discussion: No further items brought forward.

A call to vote was made and passed unanimously.

Adjourned at 7:55pm

Addendum A

Email from Kathleen Emmett 4/16/24 for Monthly Board Meeting:

Hey David and HOA Board members, I don't think I can make it tonight, but I signed a liability waiver form and sent it to the HOA in the mail.

I'm not sure if you can take my comments via email on the criteria for cutting down trees in our common areas, but here's what I have in mind:

1) Trees that are given special protection in our state should be protected by our HOA. This includes white oaks and Madonnas. I was down by the canoe launch site a few weeks ago and a beautiful healthy Madonna had been tagged for removal. It wasn't endangering anything and it was completely healthy. These sorts of trees should not be tagged for cutting down.

2) Dead trees that are not threatening private property do not need to be removed. They provide habitat and nutrient benefits for our forested areas. This is also a budget consideration.

3) As many trees that are removed should be planted in our forested areas. We can't continue to diminish our tree population without planting new trees to compensate. Yes, there are new trees naturally sprouting, but no one is paying attention to when, where and how many.

4) We need a real arborist (not the owner of a logging company) to oversee the maintenance of our forested areas.

5) Our budget item should reflect forest maintenance costs rather than just tree removal.

Please let me know if I need to be present in person for these comments to be considered. Thank you,

Kathleen

Addendum B

Sequence of events for Waterfront Repair Project

- October 28, 2022 Jeff Heard contacted Jason Cornell, Apex Landscape Solutions seeking advice and bids to complete the project. Jason responded it would be a couple of weeks to get the numbers and asked Jeff for design and permit documents and high water marks/measurements.
- On November 23, 2022 Jeff provided the requested information.
- On March 28, 2023 Jason asked for a site visit before turning in his estimate.
- On 30 March 23 Jeff Heard sent the Board the following email: "Several months ago I dropped off our plans and permits for the waterfront project to Jason Cornell @ Apex Landscape Solutions, requesting consult and bid for the project. Two days ago I received email from Jason informing me he has prepared a proposal. I asked for a ballpark number but Jason wants to do a visual site inspection before quoting numbers. Referrals from Black Lake Quarry and browsing "Apex Landscape Solutions" website below leads me to believe they are experienced and capable of completing the project properly. Remains to be seen if we can afford their services. I have an appointment scheduled with Jason for 10:00 AM Monday, April 3 (2023) at the park and request your participation."
- On April 14, 2023 APEX submitted its bid for the project to Jeff Heard who forwarded it to the Board.
- At the April Board meeting, Alex moved to accept the bid from Apex Landscaping to perform the storefront project as specified in our planning documents subject to further clarification by the bidder. Kathleen seconded. Motion passed with one Nay from Kim Busenbark.
- On April 27, Alex sent the following email to the Board: "The bid from Apex Landscape Solutions dated April 14, 2023 is attached. This is the bid presented at our April 17th Board meeting. Jeff and I met with Jason Cornell of Apex Landscaping on April 25th to obtain the clarification of bid provisions discussed at and requested by the Board. Mr. Cornell gave us positive clarifications of Board concerns with the proposed bid. These clarifications included "Existing Concrete Walkway to remain if possible", ensuring that the provisions of the architectural plan we provided and had permits for along the shoreline would be followed, the costs of metal railings and hand rails are included, and the dock would be satisfactorily reconnected to the shore. Jeff and I are satisfied with the bid clarifications made by Mr. Cornell. Mr. Cornell described the type of rock and its source location, showed us examples of it, described how it would be installed according to our plan to provide seating areas for viewing and access to the water, showed us pictures of the planned guard railings that will be placed along the top wall so as not to impede upper views of the waterfront and lake, and described the risks of the landscaping transition to the existing concrete pathway down to the shorefront area. He is able to begin the work in June and perhaps have it completed by the Fourth of July celebrations. This is earlier than we had anticipated but should make the park ready for recreation during the height of the summertime. We note that he appears excited to work with us on this project and looks forward to a continuing collaboration with LFHA. He has the tools and experienced employees needed. He likes the approved plan we gave him, especially the natural and structural plans and the appearance it will give to our waterfront. We can be pleased that our safety needs will be met, the appearance and our enjoyment of the waterfront will be enhanced, and the value of our community and Association will be increased. Since the Motion above was already passed and requested clarifications satisfactorily made, we should proceed with a contract to execute the waterfront bulkhead repair and restoration plan. Apex should be notified of our acceptance

Addendum B

of his bid. The required contract with signatures of LFHA Board of Directors and Apex Landscape Solutions should be written. LFHA needs to make an initial payment of 25% (\$43,583.38). The work should start as soon as Apex is able.”

- On May 18 Kathleen sent the revised, signed contract and initial payment to Apex.

Railing Specific Notes:

On September 28 Apex was finishing up and emailed Kathleen that he estimated the additional railing would cost \$5700 plus tax.

From the October Board meeting:

Waterfront and Bulkhead Repair Project: Kathleen Emmett

- Grass is planted and railings installed. Kathleen did a final walk-through, and the contractor returned the gate key as well as leftover grass seed. She posted a newsletter article on the Long Lake website about the waterfront transformation.
- Alex asked about the additional railing needed for beach access and whether or not it was included in the bid price for the project. Discussion concluded it was not included. Further discussion determined that the additional railing should be purchased from the same contractor to match the style and installation that he had used for the contracted railings. Alex thinks that the railing is still required to complete the project and should still be funded as authorized by the Reserve Study, and not taken out of our operating funds. Kathleen will look into that and, if the board desires, will look into additional bids for the last railing.

On October 28, Kathleen asked the Board if she should ask Apex for an estimate.

From the November Board meeting:

Waterfront and Bulkhead Repair Project: Kathleen Emmett

- Kathleen received a new bid for the handrail and installation of steps and sent it to the Board. The bid was \$12,492. Constance asked why it had gone up so much. Kathleen answered that she had added replacing rotted wood along the steps. Alex added that the discussion at the October Board meeting was only on the wide steps going down to the beach, adjacent to the ramp to the dock. The scope of the new bid turned into work on the 6 x 6s of the long steps further up the path. Why did the steps get entered into the equation/bid ask? We could probably pay for the one railing discussed with the reserve fund (authorized as a completion of the approved project). This last bid taps too far into the already depleted fund. Alex added the caveat that next year's reserve fund study may add the steps into the new equation as the study determines. Kathleen agreed to table discussion of the new bid until we get a more realistic proposal.

This issue is a safety concern and should be reviewed and action taken by the Board before the weather turns warm and beach use resumes.

Alex Broman, Resident Volunteer



Executive Meeting 4/4/24, 6:30pm

Summary and Motions

Summary: The LFHA Board Members and Member-at-Large S. Hildreth and C. Lewis met to present status updates on business matters and existing projects. J. Heard attended to present and discuss the greenbelt survey report completed by the maintenance volunteers.

- A motion was made and seconded to have a professional assessment performed on 2 trees from the Greenbelt Survey report to determine the validity of Alan's list.

Discussion occurred regarding which trees, how many trees, cost and the company that would perform the assessment. A suggestion was made to use Sound Urban Forestry, LLC to perform the assessment.

An amendment was made to the original motion to have a professional assessment performed by Sound Urban Forestry, LLC on 3 trees from the Greenbelt Survey report to determine the validity of Alan's list and suggested actions. One tree will be chosen from the red group, yellow group and green group.

A call to vote was made and passed unanimously.

- A motion was made to obtain a bid for trimming the Oregon White Oak tree to the specifications of the professional assessment by South Urban Forestry, LLC.

Motion made and seconded to amend the original motion from 1 to 3 bids.

A call to vote was made and passed unanimously.

- A motion was made to accept renewal of LFHA insurance policy without the recommendation changes suggested by the insurance company. Motion was seconded, opened to discussion.

A motion to amend the original motion was made and seconded: To proceed with renewal of the LFHA Insurance Policy without the "package policy options" as suggested by the Insurance Company and with the exception of obtaining answers from the insurance company as outlined in the discussion.

A call to vote was made and passed unanimously.



April 2024 Treasurer's Report

April 16, 2024

ACCOUNTS RECEIVABLE

- VF Accounts accounts for collections - VF is currently working on foreclosure proceedings for the 2 accounts we currently have with them.
- Collected assessments from 28 homeowners.
- Current delinquent status:
 - o 2022 - 5
 - o 2023 - 11
 - o 2024 - 43

ACCOUNTS PAYABLE

Date	Amount		Description
ACH	3/18/2024	\$37.06	Consumer Cellular Monthly Cell Phone Bill
ACH	3/18/2024	\$27.36	City of Lacey Water Bill for SE Entrance
ACH	3/18/2024	\$27.36	City of Lacey Water Bill for NE Entrance
6447	3/19/2024	\$1,196.74	Shantel Jones Jan, Feb, Mar & taxes
6448	3/19/2024	\$241.73	Jeff Heard Maintenance Cmte Expenses
Debit	3/20/2024	\$53.00	USPS postage for postcards
Debit	3/20/2024	\$108.80	USPS postage for audit vote
ACH	3/21/2024	\$153.85	Minuteman Press printing for audit vote
ACH	3/21/2024	\$336.48	PSE Streetlights
ACH	3/21/2024	\$715.20	PSE Streetlights
ACH	3/21/2024	\$11.87	PSE NE Entrance
ACH	3/21/2024	\$12.76	PSE SE Entrance
6449	3/28/2024	\$2,266.00	RMR Lawnservice Monthly common area upkeep
6450	4/4/2024	\$144.46	Dept of Treasury tax due from 2023 Form 1120-H
6451	4/4/2024	\$427.47	Sound Urban Forestry LLC evaluation of oak tree 35th court
ACH	4/5/2024	\$6.78	Google Web drive storage
ACH	4/8/2024	\$59.46	Goebel Septic monthly port-a-pot cleaning

Communication

- Phone - 15 Calls regarding gate codes, account status, CCRs,
- Texts - 3 Text messages
- Email - 23 Emails - account status, gate codes, VF collections, Reserve study,
- Website - 168 visits

						TOTAL		\$5,190.72				
Projected 2024 Budget		Jan 24 Actual	Feb 24 Actual	Mar 24 Actual	Apr 24 Actual	Budget Bal Left	2024 Budget	\$4,105.87				
Ordinary Income/Expense								Accts Rec		2022	2023	2024
Income										\$169.46	\$174.54	\$179.78
2024 Association Dues (\$179.78 & \$89.89 Dues)		-50,545.52	-13,521.28	-4,728.50	-1,060.02	6,191.62	76,046.94			\$84.74	\$87.28	\$89.90
2024 Special Assessment(\$40.00 & \$20.00 Reserve with Credits Applied \$0.00)		-11,100.00	-2,720.00	-960.00	-200.00	1,940.00	16,920.00	10% Possible Unpaid		\$40.00	\$40.00	\$40.00
Credits Prepaid for 2024 in 2023		0.00	0.00	0.00	0.00	-1,359.86	-1,359.86					
Total Income		-61,645.52	-16,241.28	-5,688.50	-1,260.02	8,131.62	92,966.94					
Expense								Banking				
								3/31/2024				
2 Tax Preparation Fee/IRS/Property Taxes		0.00	0.00	0.00	0.00	250.00	250.00					
3 Insurance (April)		0.00	0.00	0.00	0.00	8,000.00	8,000.00					
4 Licenses & Fees (May)		0.00	0.00	0.00	0.00	20.00	20.00					
Maintenance								Reserve Paid				
Reserve Fund Contribution Special Assessment (\$40 & \$20 \$0 with Credits Applied)		-560.00	-10,540.00	0.00	0.00	5,820.00	16,920.00					
5 Fence/Signage Repairs-Maint.		0.00	0.00	0.00	0.00	2,000.00	2,000.00					
6 Common Area Maint/Mowing (at \$2,200) for 12 months)		-4,400.00	-2,266.00	-2,266.00	0.00	18,668.00	27,600.00					
7 Volunteer Projects/Petty Cash/Garbage		0.00	-90.91	-241.73	0.00	667.36	1,000.00					
8 Hearing Park Maintenance/Waterfront		0.00	0.00	0.00	0.00	500.00	500.00					
10 Other Landscaping/Trees		0.00	0.00	0.00	-427.47	8,572.53	9,000.00	VF Collections 10/31/22				
12 Theft & Vandalism		0.00	0.00	0.00	0.00	50.00	50.00					
* Total Maintenance		-4,960.00	-12,896.91	-2,507.73	-427.47	36,277.89	40,150.00					
Office Expenses								Grimm				
15 PO Box Rental (Due in February)		0.00	0.00	0.00	0.00	400.00	400.00					
16 Postage		-25.84	-400.00	-161.80	0.00	12.36	600.00					
17 Quickbooks Annual Fee		0.00	0.00	0.00	-351.04	-1.04	350.00					
18 Supplies		-38.12	0.00	-248.16	0.00	563.72	850.00					
19 Telephone (at \$40.00 per month)		-37.06	-37.06	-37.06	0.00	368.82	480.00					
20 Website/Email		-6.57	-6.57	-6.57	0.00	230.29	250.00					
* Total Office Expenses		-107.59	-443.63	-453.59	-351.04	1,574.15	2,930.00					
21 Community Events		-100.00	0.00	0.00	0.00	800.00	900.00					
Professional Fees												
22 Legal Fees		0.00	0.00	0.00	0.00	2,000.00	2,000.00					
23 Accounting Fees/Reserve Study		0.00	0.00	0.00	0.00	4,500.00	4,500.00					
24 Bookkeeping (at \$360.17 per month) +\$350 Year End/Taxes		-720.34	0.00	-1,196.74	0.00	2,754.96	4,672.04					
* Total Professional Fees		-720.34	0.00	-1,196.74	0.00	9,254.96	11,172.04					
Utilities												
26 Electricity (at \$666.67 per month)		-736.44	-740.09	-1,076.31	0.00	5,447.16	8,000.00					
27 Port-a-potty (at \$62.00 per Service at 12 Services)		-59.46	0.00	-59.46	0.00	625.08	744.00					
28 Water - Irrigation (\$60 per Month & Backflow 2@\$110)		-52.00	-54.72	-54.72	0.00	778.56	940.00					
* Total Utilities		-847.90	-794.81	-1,190.49	0.00	6,850.80	8,744.00					
Total Expense		-6,735.83	-14,135.35	-5,348.55	-778.51	63,027.80	90,026.04					
Net Ordinary Income							2,940.90					
Other Income												
Interest Income (at \$50.00 per month aprox)		23.56	26.14	18.00	0.00	532.30	600.00	YTD Interest				
Total Other Income		23.56	26.14	18.00	0.00	532.30	600.00					
Net Other Income		23.56	26.14	18.00	0.00	532.30	600.00					
Total Net Income							3,540.90					
1st Qtr	Totals					1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
	2024 Assessments	\$48,715.03	\$11,296.63	4,087.67		\$64,099.33	-	0.00	0.00			
	Previous Assessments	\$879.60	\$1,206.54	185.12		\$2,271.26	-	0.00	0.00			
	Finance Charges/CC&R Fines/Transfer	\$506.49	\$194.96	40.80		\$742.25	-	0.00	0.00			
	Late Charges	\$245.00	\$290.00	400.00		\$935.00	-	0.00	0.00			
	Reserve Payments	\$11,100.00	\$2,720.00	960.00		\$14,780.00	-	0.00	0.00			
	Credits	\$189.12	\$533.15	14.91		\$737.18	-	0.00	0.00			
	Total Paid	\$61,635.24	\$16,241.28	\$5,688.50		\$83,565.02	0.00	0.00	0.00			
		10.28				83,565.02						
		\$61,645.52										

April 2024 HOA Meeting

Architectural Review Committee Report

Lot 3030 Shed – No ARC request sent in yet.

Lot 1131 – Fence – Approved

Chain Link fence request - denied.

CCR Report

Sent no parking letters to all homeowners on 34th Court (12)

A complaint regarding excessive barking dogs on Princeton Court – monitoring

A complaint regarding parking on Duke Court - monitoring

Contract Lawn Maintenance Report

On going as per contract

Hearing Park Gate:

Several codes have been unlocked.

Inquired about one sided keypad lock – waiting for response.

April 2024 LFHA Maintenance Report

3/24 Weeded SE Entrance, blew off entry, removed branches & trash, treated flower beds w Preen
5 volunteers, 12 man hrs

4/1 Weeded NE Entrance, removed small load of down branches, trimmed shrubs, treated Shiny Geranium infestation with Milestone herbicide, locked irrigation control box, blew off entire entry, island and aprons .
5 volunteers. 12 man hrs

Shannon reports inop park man gate keypad has been replaced. New keypad functional but has same glitch, requires cycling handle twice to open.

Discussion: Tree Survey: Approximately 15 trees requiring pro removal or trimming, remainder relatively small trees in open areas, identified as volunteer capable.

Heritage oak on 35th; Received estimate from Bram Granger to perform work recommended \$3200 + optional \$400 to prune 2nd tree in roundabout. Have not received price from Ron' s Tree service. Intend to solicit additional bids.

Waterfront Railings. Wish to discuss replacing/repairing rotted timbers on concrete walkway leading to waterfront.

Sidewalks: rec'd unsolicited email from concrete sidewalk contractor.

Backflow certification for irrigation. Troubleshoot leak at SE entrance.

4/8 Removed scotch broom, tansy, down branches, & trash from our side of right of way along Marvin Rd, Kyro and Walthew. Repaired chain link fence and picked up small load of branches in Oxford Loop field.
5 volunteers, 15 man hrs, \$14.00 dump run

Visited Andrea Sanchez's lot on Harvard reference her email regarding problem tree. Andrea wasn't home, need a face to face for details.

4/9 Met with Bram Granger, Tree Walker Tree Svce & board member Chris Lewis to solicit bid for Heritage Oak on 35th. Chris mentioned he has another source for additional bid.

2 volunteers, 2 man hrs

4/14 Met with Andrea Sanchez reference tree is green belt behind 3507 Harvard Dr.
Tree in question while having somewhat of a weighted lean towards her property appears to be healthy and is not on the recent tree survey of problem trees. Alex also looked at the tree with similar analysis. I told Andrea the tree would be added to the list of potential problems for further discussion.

4/14 Cleared weeds, trash, scraped moss & removed a medium load of down limbs from sidewalks along Marvin Rd from Walthew to SE entrance. .
5 volunteers 15 man hrs

total April man hrs; 56, reimbursable expenses \$14

Larson Logging & Tree Service Inc.
 6712 106th St Ct E
 Puyallup, WA 98373
 Office: 253-846-0813

Estimate

DATE	ESTIMATE #
4/12/2024	18621

LIC# LARSOLT033RK

NAME / ADDRESS
Chris Lewis 2905 Fordham Ct SE Lacey, WA 98503



A 3% Convenience Fee will be added to all credit card payments.

Terms	Estimated By	Customer Phone Number
Due on receipt	RS	253-861-1794

DESCRIPTION	TOTAL
Site: 8634 35th Ct SE Lacey, WA 98503	0.00T
Big oak at left side 8634 35th Ct SE Lacey Remove 25% of outside canopy and remove all dead. Chip/haul away limbs and wood, Some of the larger wood can be left in 16" rounds or haul away.	3,900.00T
Please call us if you have any questions, or if you would like to schedule this job. 253-846-0813	\$3,900.00
Contractor's Lic# LARSOLT033RK, UBI# 602-442-075, L&I Acct# 549-870-02, Bond Insurance through Ozanich Insurance 253-564-2622. Email: office@larsonlogging.com	(9.5%) 370.50
	TOTAL \$4,270.50

Ron's Stump Removal & Tree Service, LLC.
 P.O. Box 595
 Tenino, WA 98589



ESTIMATE

DATE	ESTIMATE NO.
4/16/2024	25242

NAME AND ADDRESS	
Lake Forest Homeowners Assoc. PO Box 3363 Lacey, WA 98503 Attn: Beckie Weatherford (Treasurer)	
E-mail	TREASURER@LFHA.NET

WORK TO BE PERFORMED AT	
8628/8634 35th Crt Lacey, WA 98503 Attn: Jeffery Heard 206-227-8986	
Tax Location	3434

HOME	CELL	FAX	WORK
	931-626-8537 (B)		

Description	Amount
<p>Christy bid 3/05/24 LRIII/Chip truck/chipper</p> <p>Note: Need written permission from neighboring properties 8628 (left) and 8634 (right)</p> <p>Estimates based on hourly rate show an approximate time needed to complete the project either listed after each item or total hours listed at the bottom. These estimates will show \$0.00 at the bottom. Multiply the hours x hourly rate to compile an approximate cost for your estimate.</p> <p>Prune tree for in weight reduction per forester report. In addition prune in weight reduction over the the driveway as shown per attached photo. Chip and haul away.</p> <p>Approximately 1.5-2 hours</p> <p>\$550.00 per hour and 1/2 hour mobilization plus sales tax per day.</p> <p>If less or additional time is needed to complete project the invoice will reflect time at 15 minute increments.</p>	0.00

<p>A signature is an acceptance of the above prices, specifications and conditions which are satisfactory and are hereby accepted. Ron's stump Removal & Tree Service, LLC. is authorized to do the work as specified. Any alteration to estimate will be revised and agreed upon. Not responsible for underground utilities. Payment is due upon completion.</p> <p>Signature X</p>	Subtotal	\$0.00
	Sales Tax (9.2%)	\$0.00
<p>(360) 491-TREE (8733) or (800) 813-2682 (360) 264-6200 FAX or EMAIL-Stumper86@aol.com</p>	Total	\$0.00



Proposal For

Jeffery Heard

mobile: 206-227-8986
jefferyheard@comcast.net

Location

8634 35th Ct SE
 Olympia, WA 98503

8634 35th Ct SE 98503

Terms
 Net 15

ACCEPT	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<input checked="" type="checkbox"/>	<p>Tree Pruning Included</p> <p>(1) Oregon White Oak between house 8628 & 8634</p> <ul style="list-style-type: none"> - Using our 83' spiderlift we will reduce several areas of the canopy to lighten the load and decrease the likelihood of future failures. - Tip-reduce the SE corner of the canopy that grows somewhat towards the peak of the roof of 8634. - Minor reduction work on the canopy over the driveway of 8634. - Reduce the stem growing to the SW overt the fire hydrant. - Reduce a stem growing to the N/NW towards 8628. - A climber will remove any large visible deadwood and hazard branches within the canopy. - All limbs will be chipped and hauled away. 	1	\$ 3,200.00	\$ 3,200.00
<input type="checkbox"/>	<p>Tree Pruning Optional</p> <p>(2) Oak tree within the circular drive.</p> <ul style="list-style-type: none"> - Raise the canopy to achieve 14' or more of vertical clearance so box trucks/etc. can pass underneath without hitting the tree. Full clean up. 	1	\$ 400.00	\$ 400.00

Please use the checkbox to mark items as accepted.



All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Bram

Photos

Tree Pruning



Tree Pruning





Tree Pruning



Tree Pruning



ID	DESCRIPTION	COLOR
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Oak 1 Oak tree - tip-reduction pruning.



Oak 2 Oak tree - raise canopy over the road.





End weight reduction
Over driveway

April Event Report

May 17-19 is the annual garage sale event. 830 - 4. Signs will be posted May 1st and info will be posted on multiple free fb sites.

Jun8-9 free fishing weekend. Nothing really planned for it. Just wanted to let community know.

There are 2 confirmed park reservations- June 15 & 22.

Also Chris was looking into getting "no lifeguard on duty, swim at your own risk" signs. Not sure what the status is on them as I didn't ask Chris.

End of report

Constance