

Lake Forest Estates
Board of Directors Meeting
January 14th, 2021
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February 11th, 2021 Next Board Meeting

Call to order 7:02 pm

Jim Donze, Bob Palmer, Mark Wiegert, Dave Evelsizer, Greg Stephenson and Mark Basler were in attendance.

Announcements:

Tom Duro announced that there are two Board positions up for re-election. Send your resumes to the office by January 31 for the Nomination Committee. Ballots are always counted and announced at the Annual Meeting by the Nomination Committee.

Open Forum:

None

Business session

Approval of Minutes-

Motion to approve the December minutes made by Bob Palmer. Second by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report- Bob Palmer

As of December 31, 2020, we had \$134,547 in our checking accounts and \$227,009 in certificates of deposit. Beth is currently working with our accounting firm to remove the water and sewer assets from our balance sheet as those have been transferred to the Clean Water District. Hopefully we will have this finished by the end of January, which is the end of our fiscal year.

Income for fiscal year to date is \$419,633. Expenses for the period were \$275,669, resulting in net income of \$144,964. This does not include the \$172,829 in principal payments that were made in early 2020 to pay off our loan.

Motion to approve the Treasures report by Greg Stephenson. Second by Mark Wiegert. Motion passed with all in favor.

Community Managers Report: Tom Duro

Water Usage – Well #1 pumped 399,000 gallons and Well #2 pumped 912,500 gallons for a total of 1,311,500 gallons. Wells and chlorinators are in good shape.

Lagoons – Lagoons are running properly. All the equipment is good.

Maintenance – Maintenance has been busy dividing the Lake Forest office into two offices – one for Lake Forest and a new office for the Clean Water District. CWD office will be completed in a few days and the Lake Forest office is ready for use with no downtime.

We also had the opportunity for a piece of equipment to clean up around the brush pile area and for a place to dump fill dirt. There may be new regulations on tree disposal at the brush dump.

The Wolk Insurance Bid for insurance on the Boat Sheds remained \$3,092.25 which is the same as the previous year's coverage.

Mark Wiegert made a motion to accept the bid. Seconded by Bob Palmer. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

Shut off valves for isolation of the water system around the Lake are being looked at in conjunction with the Clean Water District. This will control how many homes are impacted when there is a leak or work being performed on the system.

Planning and Finance: Bob Palmer

This year's assessments will remain at \$1250 for homes and \$625 for lots. As of January 19, 2021, the Lake Forest Clean Water District took over the Operations and Maintenance of the Sewer Plant and Water System. The CWD will need operating funds to cover cost moving forward as they apply for the USDA loan and proceed with engineering. After discussions with the CWD it was decided that transferring money directly into their account to cover their \$72,000 2021 budget was the most efficient thing to do. The CWD does not have any billing system in place and it presented a complexity that could be avoided. The calculation was determined by taking the 288 homes in Lake Forest and taking \$250 of their assessment which equals \$72,000.

The Planning and Finance Committee will be working to determine what future assessments will be. Lake Forest is lucky to be in a healthy financial condition but we need to plan and be prepared for expensive capital cost like paving roads which will be very costly. These things will be considered as the Planning and Finance Committee makes a determination on assessments going forward.

Questions related to future Sewer and Water bills should be directed to the Lake Forest Clean Water District.

The Clean Water District is looking for an Office Manager part time. The position description is on the Lake Forest website.

ACC: Todd Donze

There is a new house going in on Lakewood Drive. There is also a driveway that is going to be poured.

Lakes: John Summers

I have attached all the necessary boat stickers to the service boat and plates for the trailer.

I'll need volunteers to help me with the placement of 40 fish habitat structures. Call me, and let me know you're interested in helping out. The Lakes Committee is responsible for any habitat improvement, please do not put any structures in our lakes on your own.

Once you get your boat permits for 2021 the access codes will be with your paperwork. Do not give out or publish the codes, or the security for all will be compromised. Everyone that gets a sticker has proof of insurance for that vehicle. Only Lake Forest owners can have a boat on our Lakes.

Someone has vandalized the lock at the Dam area. The brand-new lock was completely destroyed. Anyone that has any information on this issue should contact Tom Duro, or Dave Evelsizer from the Board.

There was discussion about the Boat Slips and how they are assigned and the cost. Historically boat slips have been assigned on a first come first serve basis. There are a lot of people who cannot make a midweek morning to line up for a Boat slip. A lottery seems to be the fair way to approach this situation and that is the decision of the Board.

Also, the price will increase to \$300 annually for all 20 Boat slips which will be all private. This is still below any typical pricing for a private boat slip. Security cameras were recently installed at the Marina area as an additional benefit.

The lottery will take place on February 11th at the start of the Board meeting. You do not have to be present to win. Volunteers will select the winners and the first drawn will have first choice of a boat slip. No slip assignments will be made at the Board meeting. Beth will be in contact with the winners to assign slips.

Make sure your \$300 is at the office by 3 February at Noon. Along with the signed copy of the rules.

The goal of the Board is to have a fair and equitable lottery where everyone has a fair chance.

Greg Stephenson made a motion to increase the annual boat slip fee to \$300. Seconded by Mark Wiegert. Motion passed with all in favor.

Security: Dave Evelsizer

Lock at the dam was damaged.

Hall – Tom Duro

The Hall is being rented.

Entertainment- Sue Alexander

Sue's Mom passed away recently and the Board sends their sympathy and condolences.

Curb Appeal – Linda Summers

No report

Boatsheds: Tim Uding

The Boat shed area has been cleaned up resulting in more parking. More reserved parking areas for Campers are being planned at the upper end of the Boat Shed area. These have an annual fee that guarantees your spot.

There was discussion of reserved parking for pontoon boats at a cost as well. More information to follow on that.

More metal boat sheds are going to be built. There are 5 normal size ones and 2 large sheds that are planned so far. No firm price yet but expect in the neighborhood of \$7,000 for a small one and \$12,000 for a large one. If you are interested, let the office know.

There will not be any dumping of whole trees at the brush pile. Large trees are being dumped by Tree companies and Tom does not have the equipment to handle them. This is creating a problem for the residents having access to drop off their yard waste. Trees must be cut up no longer than 4 feet in length. Residents having contractors cutting down trees must make them aware that trees need to be cut to 4-foot lengths. This is a nice area to have area for residents disposing of yard waste and limbs but Tree removal companies dropping off entire trees will have to stop.

Pool- Tom Duro

I will be having a meeting with a possible pool committee to help monitor the lifeguards.

ATV – Greg Stephenson

No report

Webmaster – Beth Meier

Please use the website there is a lot of information there. Please send photos to Beth for the website.

Old Business:

None

New Business:

A question about dropping the Lake was brought up but we have no idea other than it will not be dropped in 2021.

Motion to Adjourn

Motion to adjourn by Dave Evelsizer. Second by Mark Basler. Motion passed with all in favor.