

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
April 3, 2024
5:30pm
Bayside Lakes Clubhouse
Minutes

Board Members Present

Larry Kizer - lkizer@cfl.rr.com

James Krempaski- james.krempasky@gmail.com

Mark Racicot- smpk946@gmail.com

Jen Curran

1. Call to Order- Meeting called to order by James Krempasky, at 5:30pm.
2. Proof of Meeting Notice-Notice was posted in accordance with the regulations.
3. Reading/Waive Reading of Previous Minutes; Larry Kizer motioned to approve the February minutes, Mark Racicot 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of March 2024 is \$121,767.96 The Reserve balance at the end of March was \$139,767.96 for a total of \$261,269.49 Operating and Reserves).

Old Business/ Action Item List

1. **254 and 260 Brightwater Drainage issue and sidewalk repair-** The estimate from St Michaels Construction had a \$500 increase due to the price on concrete increasing at the 1st of the year, and the estimate provided was from August 2023. Larry Kizer motioned to approve the estimate with the additional cost, Mark Racicot 2nd, all approved.
2. **City violation trees and front entrance trees-** Alpine Tree Services trimmed the trees required by the city and the violation was cleared, Priority Tree Services trimmed the trees at the front entrance.

New Business:

1. **Perimeter Fence Damage-** a section of fence is completely missing. James Krempasky asked Fairway to get an estimate to just purchase the top and bottom rail, there are extra slates for the fence in storage.
2. **Welcome Letter-** Joe Neuhausel put together a newsletter and submitted it to the board. The board would like to add the boards contact information and the Arc chairs information and begin sending that out to new residents.
3. **Fining Committee-** Jor from Fairway went over the fining procedure again and answered any questions the committee had. Joe Neuhausel would like to modify the procedures for the committee and send to the board, once approved would like it posted to the website.

Violations: Joy from Fairway explained the HOA cannot enforce city ordinances, so no fines can be levied for a city ordinance infraction.

Open Discussion

1. Resident from 299BW spoke on a letter she received for a noise violation, said none of her surrounding neighbors, but one complained about the music. Asked if she was allowed to trim trees on someone else's property that overhang onto her property.
2. 1830AW- resident spoke about an ARC form for landscaping that continues getting denied for not being in compliance with the docs. Resident states he only removed 2 bushes by the front door and replaced with 7 plants, but ARC is requiring much more plants that he says were not there when he purchased the house 6 months ago. The ARC Committee asked for permission to go on the homeowners property to get a better look at the amount of plants present, the homeowner granted the ARC permission to go on the property.

Next Meeting- May 1, 2024 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:25pm