

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
October 11, 2023
5:30pm
Via Zoom
Minutes

Board Members Present

Larry Kizer - lkizer@cfl.rr.com

James Krempaski- james.krempasky@gmail.com

Mark Racicot- smpk946@gmail.com

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 August minutes, Mark Racicot 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of September 2023 is \$74,135.19 The Reserve balance at the end of September was \$121,904.12 for a total of \$196,039.31 Operating and Reserves).

Old Business/ Action Item List

1. **254 Drainage issue-** Tabled, James is going to speak with Stillwater Construction
2. **Flawless estimate-** Flawless provided an estimate of \$375 to replace 3 bushes missing around the service box at the front entrance, Larry Kizer motioned to approved the estimate, Mark Racicot 2nd, all approved.

New Business:

1. **Halloween Plan-** The board voted to keep the gates closed this year and not have an officer on site.
2. **124 Dellwood-** The previously repaired hole in the road is opening up again. James will speak to Stillwater Construction about a plan to repair again.
3. **State Statute Changes-** As of October 1st the agenda for the meeting will need to be posted.
4. **CD Change-** Mark Racicot motioned to move the CD to a 13 month CD with a higher interest rate, Larry Kizer 2nd, all approved
5. **Resident interested in board-** Jen Curran emailed interest on becoming a board member- Larry will reach out to the homeowner and schedule a time to meet.
6. **Arc Committee member-** Savannah Stevens expressed interest, the arc committee will reach out to see if the homeowner is still interested.
7. **ARC Community issues:**
 1. Lamp post at entrance need painting- the board will look and see if it is something they can do themselves.

2. Amberwood street sign needs to be replaced- Fairway will have a street sign ordered
3. Raised sidewalks at the exit- James will obtain a quote from Stillwater to repair the sidewalks.
4. Sidewalks need pressure washing- tabled until December.

Violations: Need Members for the fining committee.

Open Discussion

1. Terry Hurd voiced expressed his concern that it wasn't right to open the gates for the garage sale but not for Halloween.

Next Meeting- September 6, 2023 at 5:30pm

Being no further business before the Board, the meeting was adjourned at 6:18pm