

LAKE FOREST AT BAYSIDE LAKES
HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
October 6, 2021
5:30pm
VIA Zoom
Minutes

Board Members Present

Dave Kirchner - dkirchner1@cfl.rr.com

James Krempasky - james.krempasky@gmail.com

Larry Kizer - lkizer@cfl.rr.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, Dave Kirchner 2nd, all approved.
4. **Reports-**
 - a. **Management Report-**

Financial Information-The Operating Account balance as of September 30th, \$ 52,133.55. The Reserve balance at the end of September was \$ 124,860.42 for a total of \$ 176,993.97. Operating and Reserves).

Old Business

1. **Curb/ sidewalk/ road repair-** Jobear begun the road repairs, will begin digging the road to see what the issue is and how to address and repair it correctly. Dave Kirchner is going to have Jobear address the pot hole at the front entrance as well while they are onsite.
2. **Front gate electrical work** – Bobby Huffman provided a quote of \$1650 to complete the electrical work needed at the front entrance. Best Electric is going to provide a quote as well, once all quotes are received the board will decide who to have complete the needed electrical work.
3. **Open Board position-** Still looking for homeowners interested in joining the board.
4. **Front Entrance landscaping lights-** James was approved to purchase the lights, once they are here, the board will install.
5. **White PVC Fence-** James Krempasky is going to receive a quote for the labor to repair the perimeter fence since the material is in storage.
6. **Oak trees on HOA Property-** A quote from Priority Trees for \$8250 was received and Alpine Tree Service for \$7800 for the 45 trees to be trimmed. A quote from Flawless is still pending. Once the quote is received the board will decide who to have do the tree trimming.
7. **Brightwater pond spraying-** Multiple homeowners on Brightwater have complained about the abundance of grass growing at the bank of the pond. Solitude is supposed to reach out to James and spray the ponds.

8. **Fining Committee-** Terry Hurd is willing to sit on the ARC and Fining committee. Two additional members for the fining committee are needed.

New Business:

1. **Lien foreclosure 420 Brightwater-** James Krempasky motioned to proceed with the foreclosure, Larry Kizer 2nd, all approved
2. **Halloween-** Larry Kizer motioned to keep the gates closed for Halloween, James Krempasky and Dave Kirchner both voted no. Motion failed. The board would like the gates to be open from 5:30pm- 9:00pm and an officer to be onsite at the gate from 5:30pm- 9:30pm.
3. **Budget Preparation-** The board is beginning to look at the 2022 budget- plan to have a budget workshop before the next meeting.
4. **Bush Hogging-** A quote has been requested from Flawless to do the bush hogging along the white pvc fence along Bayside Lakes Blvd.

Violations:

Open Discussion

Next Meeting- November 3, 2021 at 5:30pm.

Being no further business before the Board, the meeting was adjourned at 6:20pm