

LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting  
February 7, 2024  
5:30pm  
Bayside lakes Clubhouse  
Minutes

**Board Members Present**

Larry Kizer - [lkizer@cfl.rr.com](mailto:lkizer@cfl.rr.com)

James Krempaski- [james.krempasky@gmail.com](mailto:james.krempasky@gmail.com)

Mark Racicot- [smpk946@gmail.com](mailto: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 October minutes, Mark Racicot 2<sup>nd</sup>, all approved.
4. **Reports-**
  - a. **Management Report-**

**Financial Information-**The Operating Account balance as of January 2024 is \$123,117.51 The Reserve balance at the end of January was \$139,565.40 for a total of \$262,682.91 Operating and Reserves).

**Old Business/ Action Item List**

1. **254 and 260 Brightwater Drainage issue-** Waiting on additional quotes.
2. **Font entrance sidewalk repair-** waiting on additional quotes

**New Business:**

1. **Perimeter Fence Damage-** The fence was damaged by a vehicle during an accident, insurance is covering the cost of \$3000 to repair the damages,
2. **Front Entrance Pressure washing-** The board would like all common areas scheduled to be cleaned. Joy from Fairway will get it scheduled with Phanatik Pressure Cleaning.
3. **Check signing procedure-** Fairway Management will send the board all invoices needing to be paid for the pay period, they will have 48 days to contest any invoice, if no issues the checks will be signed and mailed out by Fairway Management, so the board members will no longer have to come in and sign checks.
4. **Appoint Fining Committee-** Larry Kizer motioned to appoint Joe Neuhausel and Valarie Carter to the fining committee, Mark Racicot 2<sup>nd</sup> all approved. the fining committee will consist of Joe, Valarie, and Laura Strickhausen.
5. **ARC Committee-** Larry Kizer motioned to approve Joe Neuhausel and Valarie carter to the ARC Committee, Mark Racicot 2<sup>nd</sup>, all approved.
6. **Fining Meetings-** Meetings for the fining committee will be held monthly after the HOA meeting at 6:45.

7. **201 Brightwater:** The homeowners submitted an ARC form for the patio cover in the backyard, the arc form was denied and the structure needs to be removed as it is not in compliance with the covenants.
8. **237 Brightwater-** the homeowners repaired the lifted sidewalk with asphalt. The board is in agreement that asphalt is not an acceptable method of repair and it needs to be removed and repaired with concrete.
9. **420 Brightwater-** there are covered vehicles in the driveway, Fairway will send a letter requesting the registration and insurance for the vehicles to ensure they are operational.

**Violations:** Mark Racicot motioned to send the below homes to fining, Larry Kizer 2<sup>nd</sup>, all approved.

1. 391 BW- painting the mailbox
2. 1830AW- ARC fine for landscaping changes, installing a fence around the AC unit without approval, painting the trim on the house without approval.

Open Discussion

1. Terry Hurd expressed his concern about the time it took for the fence repair.

**Next Meeting-** March 6, 2024 at 5:30pm via zoom.

Being no further business before the Board, the meeting was adjourned at 6:40pm