

**NOTICE OF THE MEETING:** An open meeting of the Board of Directors of the Lake Forest Glen (LFG) Homeowners Association will be held at 8:30 am on **July 27, 2024**, in the HOA Office or attend via phone:

**Microsoft Teams** [Need help?](#)

**[Join the meeting now](#)**

Meeting ID: 257 560 431 361 Passcode: kAjbMQ

**Dial in by phone**

[+1 929-352-2956,,312282731#](#) United States, New York City

[Find a local number](#)

Phone conference ID: 312 282 731#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

The following items will be on the agenda for the meeting:

### BOARD MEETING AGENDA

- I. Call meeting to order
- II. Roll Call
- III. Approval of Last Meetings Minutes
- IV. Review Homeowner Correspondence and Hearings
  - a. Architectural Modification Request: none
  - b. Correspondence (June 22-July 17, 25 days):

Topic	# of emails	Key Theme(s)
General topics	32 (52%)	Address/email updates, architectural requests (interior, EV charger), HOA charges, noise, other.
Spectrum topics	20 (33%)	Billing for July, general questions/lack of understanding of switch over, service issues
Maintenance requests	6 (10%)	Roof shingles, paint, sprinklers, water usage/billing
Short Term Rentals (STRs)	3 (5%)	2 defensible space, 1 noise complaint
<i>Totals</i>	<i>61 (100%)</i>	

- V. Presentation of Reports
  - c. Financials (J. Kary)

Time	Topic	Owner	Intended Outcome
------	-------	-------	------------------

20-30 mins

Monthly Financial Review

J. Kary

- Review final 2025 Budget proposal
- Share update re: status of Annual Audit
- Advise on takeaways from meetings with Insurance brokers
- Advise if further validation is needed for Reserve study
- Provide update on signatory/account changes with El Dorado savings.
- Provide update with Liberty Utilities

d. Manager's administrative report (M. Pierpoint)

Time	Topic	Owner	Intended Outcome
1-3 mins	General Admin update	M. Pierpoint/ K. Larsen	<ul style="list-style-type: none"><li>• Update progress on window/door replacement in HOA office.</li></ul>

e. Committee Reports (various)

Time	Topic	Owner	Intended Outcome
10-15 mins	Architectural Committee	D. O'Neal	Per June meeting, homeowner of Unit #3 – was to be communicated to re: gutter repair, confirmation of communication and repair status
	Election Committee	B. Schoen	Provide Board update on pending election activities.
	Pool & Tennis Committee	K. Morrison	Updates on Pool/Tennis topics as available
	Landscape Committee	J. Cochrane	<ul style="list-style-type: none"><li>• Update on general landscaping.</li><li>• Meeting has been rescheduled for Saturday, August 3 at 9:00 am, Unit #196</li></ul>

VI. Old Business (various)

Time	Topic	Owner	Intended Outcome
20-30 mins	Spectrum Wiring Update	B. Schoen, A. Nelson	B. Schoen to outline the impact of the cable wiring issues within the complex. <ul style="list-style-type: none"><li>• provide timeline and next steps to rectify poor service levels to various units/blocks. Board vote is needed.</li><li>• Develop communication plan per CC&amp;Rs which stipulate homeowner notifications mandated prior to entering</li></ul>

<i>10-15 mins</i>	Project updates	K. Larsen	<ul style="list-style-type: none"> <li>• Update on hot tub – have bid(s) been received? Understand if prior ADA modification impacted hot tub piping. K. Larsen to share next steps.</li> <li>• Update on defensible space clearing work specifically including units #232, #225 and #51 and immediate surrounding units.</li> <li>• J. Kary to provide update on Unit #37 and fence issue</li> <li>• Inspection findings of units #70 &amp; #71 and fencing and potential common use encroachment</li> <li>• Path consideration between units #133 &amp; #134</li> <li>• Cost estimates for crank pool umbrellas</li> </ul>
-------------------	-----------------	-----------	--

VII. New Business (various)

Time	Topic	Owner	Intended Outcome
<i>5-10 mins</i>	Required Homeowner annual mailing	M. Pierpoint	<ul style="list-style-type: none"> <li>• Gather needed documents, determine next steps to meet deadline.</li> <li>• Assign tasks to complete mailing</li> <li>• Mailing to be post marked on or before <b>Tuesday August 13, 2024.</b></li> </ul>
<i>3-5 mins</i>	Prep for October homeowner meeting	M. Pierpoint	<ul style="list-style-type: none"> <li>• Location to be secured</li> <li>• Presentation materials to be gathered and finalized; review in September Board meeting as needed</li> </ul>
<i>5-10 mins</i>	LFGHOA.com	J. Kary, S. Caronna	<ul style="list-style-type: none"> <li>• Researched possible software platforms and solutions. Review options and recommendations.</li> </ul>

VIII. Open Forum (Homeowners)

IX. Executive Session

X. Adjourn

REMINDER: No Board meeting in August

Future topics:

- Architectural committee to provide guidance on gutters/downspouts in September meeting (correction from June meeting)