

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Lake Forest Glen (LFG) Homeowners Association will be held at **8:00 am** on **Saturday, October 12, 2024**, in the HOA Office or attend via phone:

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Meeting ID: 257 560 431 361 Passcode: kAjbMQ

Dial in by phone

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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 September Meetings Minutes
- IV. Review Homeowner Correspondence and Hearings
 - a. Architectural Modification Request (requiring Board review): None received
 - b. Correspondence (Sept 7 – Oct 3, 2024):

Topic	# of emails	Key Theme(s)
General Homeowner Correspondence	16 (24%)	Pool key not working, general inquiries
Spectrum	18 (26%)	Unexpected fees, confusion on equipment returns
Infractions	0	
Maintenance	6	Dead tree, painting, irrigation leaks
Insurance/Defensible space	6	Age of roof, Insurance Disclosure doc
From STR owners	13 (19%)	Defensible space
HOA Dues	3	Unit sold, ACH
Architectural	3	AC request, general
Homeowner Contact Info/Electronic Consent	3	Updates
HO Emails received	68	Excludes external or vendor correspondence, etc.

V. Presentation of Reports

c. Financials and Insurance (J. Kary)

Time	Topic	Owner	Intended Outcome
15-20 mins	Monthly Financial Review	J. Kary	<ul style="list-style-type: none"> Review financial docs as of August 31, 2024 Other
	Insurance update	M. Pierpoint, J. Kary	<ul style="list-style-type: none"> Insurance and HOA monthly dues <ul style="list-style-type: none"> Ballot mailed, response due 10/31

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

Time	Topic	Owner	Intended Outcome
10-15 mins	General Admin update	M. Pierpoint	<ul style="list-style-type: none"> Kierstin Slusher, welcome & introduction
	Defensible Space	M. Pierpoint/ K. Larsen	<ul style="list-style-type: none"> Defensible space accomplishments and next steps. Budget implications and expenses to date Trees with 14" diameter have been marked, permits received to cut down. Work not yet started.
	Electronic delivery of HOA docs	M. Pierpoint	<ul style="list-style-type: none"> Discuss proposal to give Homeowners the opportunity to elect receiving all key HOA documents electronically and receive \$ reward.

e. Committee Reports (various)

Time	Topic	Owner	Intended Outcome
5-10 mins	Architectural Committee	D. O'Neal/K. Larsen	Establish minimum gauge for gutters and minimum quality for heat tape

VI. Old Business (various)

Time	Topic	Owner	Intended Outcome
3-5 mins	Spectrum Update	B. Schoen	<ul style="list-style-type: none"> Homeowners continue to inquire regarding service fees and equipment.
10-15 mins	Project updates	K. Larsen	<ul style="list-style-type: none"> Provide status of repair of failing entry steps. Lock system on pool entrances – keys are being reprogrammed as they come up. Up to date. Status of painting Low Priority projects: <ul style="list-style-type: none"> Provide status of Board approved walkway between units #133 and

#134. Still pending work, schedule to prior to snow.

- Pending discussion with waste management agreement to weld additional clasp to help keep bears from reaching into garbage bins. Low priority due to defensible space work.
- Complete repair work on perimeter/exterior complex fencing.

VII. New Business (various)

Time	Topic	Owner	Intended Outcome
<i>1-3 mins</i>	Required Homeowner annual mailing	M. Pierpoint	<ul style="list-style-type: none">● Goal to mail not later than Nov. 30, 2024 pending McClintock report completion● 3 documents pending updates

VIII. Open Forum (Homeowners)

IX. Executive Session

X. Adjourn