

**LAKECREST FOREST & VILLAGE HOMEOWNER ASSOCIATION**  
**2017 ANNUAL MEETING**  
**May 24, 2017**  
**MINUTES**

**Homeowner Open Forum:** With no quorum currently established; the open forum began at 7:00 pm. Homeowners expressed concerns regarding the following action items:

- Park located in the Village section currently does not have a trash can or bench available. The park structure is also not age appropriate for the majority of the children in the immediate area
- The community website is currently not updated with section specific information. Especially with the rezoning of the school districted effecting the association
- Construction crews are blocking the streets, causing a concern for school buses and not keeping their working area clean and free of debris
- Concern of the amount of “food trucks” in the community.
- Landscape company not keeping up with the front yard maintenance per the agreement.
- Deed restriction enforcement concerns
- Request the Village section community sign be updated and in uniform with the rest of the community
- Majority of the street lights for Village and Park section are out.
- Parking in front of mailboxes interfering with homeowners the ability to access their mailboxes.
- Request to have a street study performed to reduce speed limit and the installation of “Children at Play” signage
- Community “welcome packets” are not being disputed to new owners advising of the useful association information
- Lack of community committees
- Request to allow the pool to be open for a “swim at your own risk”

**PRESENT/QUORUM**

Present and representing a quorum were more than 43% of the membership. Representing Sam Yager Inc. was Greg Voinis and representing High Sierra Management was Nicole Ginardi and Claudia Torino.

**CALL TO ORDER/ADOPTION OF AGENDA**

The homeowner open forum was closed and the annual meeting was called to order at 7:30 p.m.

**FINANCIALS**

Cash Flow / Budget Comparison: At this time Ms. Ginardi reviewed the cash flow report advising the membership if the current financial status of the community. Total operating income projections \$554,816.91 it a projected year end variance of \$30,811.91. The association currently has a note payable agreement with Sam Yager Inc. of \$264,580.80 with \$100,000.00 paid as of May 2017, leaving a balance of \$164,580.80. The membership requested clarification of the note payable. Mr. Voinis advised that the agreement is the amount to reimburse the developer for upfront cost of the association. Ms. Ginardi advised the membership the agreement will be posted on the website when the website is audited and updated correctly.

## **COMMITTEE**

*Board Nominating Committee:* At this time the membership requested and agreed to allow the board nominating committee for the developer turnover be voted and formed. Mr. Voinis agreed and Ms. Ginardi opened the floor for nominations. Three (3) homeowners volunteered to hold the positions of the committee as well as volunteered to be the section representatives for the Forest, Village and Park sections. No other volunteers came forward and the floor was closed. Those homeowners are Kathy Boyd, Stacey Dysart and Erica Herbert.

**RESOLVED** voted by acclamation, the Board Nominating Committee is established.

There being no further business to come before the board and the meeting was adjourned at 8:05 PM.