

Lake Forest Estates
Annual Meeting
April 25, 2021
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Call to order- Jim Donze 2:02 pm

Jim Donze, Bob Palmer, Dave Evelsizer, Mark Basler, Greg Stephenson, and Mark Wiegert attended.

Determination of Quorum

Announcements:

Jim Donze welcomed everyone to the Lake Forest 2021 Annual meeting can covered the following:

- Review of the Agenda
- Introduction of the Board
 - Jim announced that Harry Davis chose not to run for another Board and thanked him for his years of service to the Community. Harry received a round of applause from those present.
- Review of Board Vacancies/Terms
- Introduction of Board Candidates – Mark Wiegert, Kent Orrick
 - Jim introduced Mark Wiegert and Kent Orrick who are running for the two Board seats.
- Other Nominations – No other nominations from the floor.
- Motion passed with all in favor.

Business Session

Business session

Approval of Minutes-

- Motion to approve the Annual Minutes 2020 made by Greg Stephenson. Seconded by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report- Bob Palmer

As of March 31, 2021, we had \$429,233 in our checking accounts and \$227,009 in certificates of deposit. We will be transferring \$36,000 to the Clean Water District within the next few days.

For the two months ending March 31st, total income was \$349,953. Expenses for the same time period were \$33,596, resulting in net income of \$316,357.

Motion to approve the treasurer's report was made by Dave Evelsizer. Seconded by Mark Wiegert. Motion passed with all in favor.

Community Managers Report:

Water Usage - Both wells pumped a total of 22,946,300 gallons in 2020 as compared to 20,500,300 gallons in 2019.

Lagoons – In 2020, both blower motors had to be replaced at the lagoon. They were both about 6 years old. Cost was about \$3100. All the equipment is in good running order for now.

Maintenance – Last year, the main project was to remove the big cedar trees at the entrance and install the new streetlights. Along with that, new cameras were installed at the entrance, post office, and marina. The fountains at the pond had to be replaced at \$2506. Also this year, the Ford maintenance truck went out in September and I just got it replaced with a 2004 RAM pickup for \$9,000. One other thing had to be replaced was the salt spreader. We bought a new Salt Dogg with an auger and electric motor for \$4800. The old one will be back in service. Motor is being repaired. Besides that, maintenance goes on. You break it, we will fix it.

Motion was made to accept the Community Managers report by Greg Stephenson. Seconded by Bob Palmer. Motion passed with all in favor.

Jim Donze thanked Tom and John for the great job they have done for the community over the past year. The residents responded with a well-deserved round of applause.

Committees:

Public Works: Don Kuehn

Don explained that since the Water and Sewer have been taken over by the CWD their responsibilities have greatly decreased. New street signs and post that match the entry way lights have been ordered. There has been routine road repairs and ditch maintenance over the past year.

Jim Donze invited Duane Harley the President of the CWD to speak and give an update on the Sewer project. Please see that report attached to the minutes.

Jim Donze thanked Duane Harley and Mark Basler for all of their work on the CWD.

Planning and Finance: Bob Palmer 29:30

Bob Palmer discussed how the current assessment for this year will stay the same, \$1250 for homeowners and \$625 for lot owners. Since the CWD is now responsible for the Sewer and Water and it has bills to pay, it was decided for the Calendar year 2021 to pay \$72,000 to the CWD out of the

assessments for water and sewer service. This would eliminate sending out separate bills to residents and it was just a sensible way to handle for all parties to include residents.

Bob said that going forward into Calendar year 2022 Planning and Finance would need to determine what assessments should be given that there was no water and sewer expense to account for out of the assessments. Planning and Finance will be considering capital improvements such as road resurfacing which are very expensive and require Lake Forest to have healthy reserves to cover. Those are things that will be considered by Planning and Finance.

Even though the annual assessment may decrease residents should expect an increase in the overall expense required to add in the cost of a water and sewer bill.

ACC: Tom Duro

There were 35 Permits issued last year. If you are planning a project that requires a permit, please allow time for Tom to review your project and issue the permit.

The limit for Concrete Trucks delivering concrete is 6 yards of concrete. Trucks carrying above 6 yards of concrete tear up our roads. This responsibility falls on the homeowner to ensure these limits are followed.

Trees that are greater than 4 inches in diameter require a permit to remove. If you do have trees removed be sure that the person you hire has insurance.

Trees going to the dump area need to be cut up longer than 4 feet in length. We don't have the equipment to handle larger trees in that area.

Lakes: John Summers

I have changed the lock codes for the two boat ramps on March 1st. Once you get your boat permits for 2021 the access codes will be with your Boat Stickers. **Do not** give out **or publish** the codes, or the security for all will be compromised. Everyone that gets a sticker has proof of insurance for that vehicle. Only Lake Forest owners can have a boat on our Lakes.

I'll need volunteers to help me with the placement of 40 fish habitat structures. Call me and let me know if you're interested in helping out. We will be waiting for the Clean Water District to give us guidance on when to deploy the habitat structures. We will be concentrating on the two smaller lakes at first. The Lakes Committee is responsible for any habitat improvement, please do not put any structures in our lakes on your own.

The date for the 2021 Kids Fishing Derby is June 19th at 9:00 to 1:00. We will have food and drinks for the children and grandchildren of Lake Forest Homeowners. We will have demonstrations from the Mo.

Dept of Conservation, and a water safety talk from the Health Department. Information and registration papers for the event will be posted on the Lake Forest website, DONATIONS WILL BE ACCEPTED, AND APPRECIATED.

We will be having our third annual Free Will PANCAKE BREAKFAST in the fall. All the proceeds go to the Lake Committee with most of the donations going to the Kids Fishing Derby. The Breakfast will be free for all the Lake Forest Families. Come and enjoy!

Security - Dave Evelsizer

There will be a Guard back on duty soon. We usually have one by Memorial Day weekend. A Golf Cart will be purchased for the Guard.

The Marina cameras will be used to monitor more closely activity in that area.

Entertainment- Sue Alexander

There are two bands on the books for the summer concert series. Please check the Facebook page or the website for current events.

The fireworks will be July 2nd with a rain date of July 10th.

Octoberfest is on for this year. Stay tuned for more information on that.

The 50th Anniversary of Lake Forest is coming up and we are going to plan a celebration to commemorate that event.

Boat Sheds – Tim Uding

There were more reserved paid camper spots put in at the upper end of the Boat Sheds. Those have mostly been taken. If you are interested in a spot let the office know. These have a fee of \$100.

We have at least 10 people wanting a new Boat Shed. Suppliers are limited and prices are a lot higher than the last time we built sheds. Jim Donze continues to look into this for the right deal.

There are two campers that the Boat Shea area that seemed to be abandoned. Items that are abandoned at the Boat Sheds will be towed away or disposed of if the owners do not come forward.

Anything stored at the Boat Sheds should have a boat sticker or a red sticker to identify the owner.

Pool – Tom Duro

We still need Lifeguards if you are interested. Kate Pepin, Lindsey Winkler, Sara O'Rourke and Dave Bower are helping with the pool this year.

Hall – Tom Duro

The hall is booked up for the summer.

Curb Appeal – Linda Summer

The Curb Appeal Committee began its spring cleanup in late March/early April.

The common area beds, which include the entrance area, the post office marquis bed, the community center and tennis court entrance beds, and the marina and pavilion beds were weeded and trimmed.

New decorative rock was installed in front of the community center office by Riverside Landscaping. Tom Duro and John Picou trimmed all the shrubs and trees earlier in March. All in all, the common planting areas are in good shape, just waiting for mulch later in the spring/summer.

As always, we are looking for volunteers to assist with this work, a time commitment that is generally once per month for a couple of hours at a time. The upshot of the work is that our neighborhood looks well-tended and adds to the curb appeal of every property in Lake Forest Estates.

If you are able to lend a hand, please contact me via phone, text or email. Any and all assistance is greatly appreciated. I am happy to sign off on service hours for students who may want to volunteer.

ATV Committee-

Please ensure your ATV/Golf Cart has an orange safety flag and a current Lake Forest sticker.

Website- Beth Meier

The website has a lot of useful resources for the community. Beth is always looking for content like photos and entertainment events.

Other Business

The Rules Committee presented the following rules to be modified or added to the Lake Forest rule book for the residents to vote on. These rule changes were previously approved by the Lake Forest Board to be presented to the residents for a final vote for approval as required by the Lake Forest Covenants and Restrictions.

Each rule modification or addition was presented individually to the residents and Jim Donze called for a vote one each one.

New Rule added to Boating and Skiing Page 6

No floating devices such as but not limited to, Lily Pads, inflatable rafts, shall be left on any lake overnight.

Modified Rule Boating and Skiing Page 7

13. While pulling skiers or tubers, or any device, an observer with an orange flag properly displayed must accompany the driver. All skiers must wear life jackets.

14. All boats pulling skiers or tubers, or any device must stay at least 50 feet apart and should not follow directly behind the boat ahead.

16. Water skiing hours will be from 10:00 A.M. until dusk.

Skiers must be off Lake Ann during dusk and dark hours. Dusk is defined as when the Lake Anne dam lights come on.

18. All boats pulling skiers or tubers, or any device must stay at least 25 feet from the shoreline except when launching or docking.

New Rule Boating and Skiing Page 7

10. Boats must have navigational lights operating on Lake Anne while the dam lights are on.

11. No wake is allowed after dusk which is defined as when the dam lights are on.

New Rule Boating and Skiing Page 7

No boat shall be anchored or moored on Lake Anne overnight.

New Rule Boating and Skiing Page 7

No boat shall be anchored on Lake Anne outside of the buoyed area. Exception to this rule are people fishing within 25 feet of the shoreline.

New Rule Unlicensed Motor Bike/Cycle, Go-Cart and 4-wheel ATV Rules Page 10

11. No more than two persons may occupy a sport vehicle unless manufacturers recommendations allow for more than two persons.

Modified Rule Unlicensed Motor Bike/Cycle, Go-Cart and 4-wheel ATV Rules Page 10

4. A orange safety flag extending at least 7 feet above the ground and must be attached to the rear of the vehicle.

Modified Rule Construction Rules Page 14

A) The ACC requires the following: A copy of the builder's, contractor's and subcontractor's liability insurance policies and certificates (minimum of \$2,000,000). Contractor must also submit a \$2,000 cash deposit or surety bond. If owner and contractor are the same, a \$3,000 cash deposit is required.

New Rule Construction Rules Page 14

All new construction must have a hard surfaced driveway.

New Rule Vehicles Page 17

No motor vehicle shall be kept or stored for an extended period of time (72 hours) unless it is parked on a paved or gravel surface.

Fines – The procedure for fines will be a letter notifying the resident of the rule violation. If the matter is not corrected within the specified time in the letter, a \$100 fine will be levied and sent to the resident. Failure to correct the violation and pay the \$100 fine will result in loss of all Lake Forest privileges.

Open Forum

A resident asked a question about the increase in the price of the boat slips and if that money would be set aside for new boat slips. Bob Palmer responded that the money for boat slip rental goes into the General Fund. Greg Stephenson also responded saying that the newest boat slips cost Lake Forest over \$75,000 to renovate the last time and that for example Lake Saint Louis charges \$500 for a boat slip along with other lake fees. He felt that the fee was fair and while we would never recoup the capital expenditure at \$300 a year it does help to justify adding more boat slips in the future. Jim Donze agreed that we do want to add more boat slips we just have to understand the best way to accomplish that.

A resident asked a question about the age limit to drive an ATV. The age limit to drive an ATV is 13 years of age. Parents should understand the capabilities of their ATV and their children.

Election Results

Jim Donze asked for the Election results to be announced by the Chair of the Election Committee Don Torretti.

Both candidates Mark Wiegert and Kent Orrick ran unopposed and were elected.

Jim congratulated the winners and Mark Wiegert and Kent Orrick.

Adjournment – Motion to adjourn was made by Mark Basler at 4:03. Seconded by Dave Evelsizer. Motion passed with all in favor.