

Minutes of the Lake Forest Village Association Annual Meeting, April 22, 2025

Karynn Anderson welcomed everyone to the meeting including Holly Evans, the property manager from The Highlander Group, and Jim Tocco, legal counsel, and introduced the Board Members.

Holly Evans explained that due to 24 people with past due balances, that the number we needed for a quorum was only 32 and that we had 32 unit's homeowner present. Alyssa arrived late making it 33 total in the end.

Karynn Anderson then gave a detailed President's report touching on many topics including the recollection of the reserve funds, the hiring of a property management company necessitating an updated budget, the work done on drains, the reserve study, and the lawsuit filed against the Association that was decided in favor of the Association.

Holly Evans indicated that two Board positions were up for election and opened up the floor for nominations/volunteers to run. Questions were asked and answered regarding what is involved in being a board member. Shawn Csizmadia and Suzanne High were the only two willing to run. A motion was made and seconded to vote to accept the slate by acclamation since there were only two people to fill the two spots. Shawn Csizmadia and Suzanne High were elected to the Board.

Motion was made and seconded to approve the 2024 annual meeting minutes and the homeowner's voted affirmatively.

Suzanne High gave the Treasurer's report (financials were passed out at the beginning of the meeting), touching briefly on some of the big costs, legal fees (see detail in 2/5/25 e-mail) and the reserve funds used to repair 14 drains.

We opened the meeting for questions.

Motion was made and seconded to adjourn the meeting and the homeowner's voted in favor.