



AGENDA | REGULAR MEETING

December 4, 2019

6:20 p.m. | 7:00 p.m.

NOTICE OF MEETING: An open meeting of the Board of Directors of the Lake Forest II Master Homeowners Association will be held on Wednesday, December 4, 2019 in the Clubhouse at 24752 Toledo Lane. The following items will be on the agenda for the meeting:

I. CALL TO ORDER | 6:20 p.m.

*****Williams MAC Appeal*****

II. ADJOURNMENT

III. CALL TO ORDER | 7:00 p.m.

IV. COMMITTEE REPORTS

A. Committee Reports | Board Liaisons . . . 1

B. Budget & Finance Committee . . . 2

V. RESIDENT'S COMMENTS

At this time, members of the Association may address the Board regarding any issues not on the Agenda. The Board cannot take action on non-Agenda items, except in case of emergency. Comments are limited to three (3) minutes per person. Anyone who wishes to address the Board is requested to complete a "Request to Address the Board" form available at the entrance. Speakers must observe rules of decorum and not engage in other disruptive behavior. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

VI. CONSENT CALENDAR

A. 2019-2020 Board of Director Goals w/Status Report . . . 3

B. Reserve Projects Status Report . . . 6

C. Approval of Reserve Purchases | None

D. Minutes of Board of Directors Regular Meeting | November 6, 2019 . . . 10

E. Financials and Investment Supplement Report: Master Association - October, 2019 . . . 13

F. Financials: Lake Forest Keys Association - October, 2019 . . . 49

G. Approval of Prospective Liens - Recordation of Liens per CA Civil Code . . . 56

H. Assessment Recovery Submittal - Alterra . . . 57

VII. ACTION ITEMS

A. Upper Court Rehabilitation Project Update | Woolsey . . . 58

B. Proposed Policies for Posting | Woolsey

1. Election Rules . . . 59

2. IDR Policy . . . 67

C. Keys Budget Acceptance | Christenson . . . 68

D. 2019 Audit Engagement | Christenson . . . 71

E. Reserve Items | Finch . . .

1. Plumbing | Dept. 68 . . . 72

2. Bridge Repair | The Woods . . . 74

F. Forest Creek Paseos | Finch . . . 89

VIII. OPEN DISCUSSION

Non-action items whereby no action may be taken unless deemed an emergency by vote of the Board

IX. ADJOURNMENT

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the



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"Open Meeting Act", members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.