

BOARD CANDIDATE STATEMENTS



PAUL COULTER

Incumbent
Parkwood Estates

Background & Experience:

- Earned a Bachelor's degree and a law degree.
- Was a practicing civil litigation attorney for over 20 years.
- Am presently employed as an Administrative Law Judge.
- Am a Lake Forest II Board of Director (2009 and 2010, and 2016 to the present).
- Am a Lake Forest II resident with my wife, Nanci Horvath Coulter, for almost 25 years. We have two adult sons (Chris is in veterinary school; and Cameron is living and working in San Jose).

Thank you for electing me to the current Board of Directors. I believe the Lake Forest II MHOA is a well-run homeowners association. I also believe there is always room for improvement.

This year we have been working on the Upper Courts Rehab Project. All four existing tennis courts will be resurfaced. The four pickleball courts will be resurfaced and expanded to eight courts. The area will be ADA accessible with a restroom on that side of the driveway. There will be new fencing and new electrical wiring and lighting. The new lighting will direct the light down toward the courts and be energy efficient. There will be no loans. The project will be paid for from reserves and from the capital fund that we have been saving.

I'd like the opportunity to continue the oversight on the project, so I'm asking for your vote.

As before, I'm for reasonable budgets and dues and, I'm for reasonable and consistent enforcement of the CC&Rs.



DENNIS FREED

Incumbent
Forest Creek

I've resided in Forest Creek for the last 34 years, and have served on the board as one of your 7 directors for the last 2 years. I served with the Marines in Vietnam and after that had 2 fulfilling careers over 50 years in law enforcement and the insurance industry. I enjoy my 2 "kids", 5 grandkids, golf and have been a security volunteer with Saddleback Church for the last 5 years.

LFII MHOA consists of 10 tract neighborhoods and 4 sub associations totaling 3,436 homes. As a member of the board I represent all 3,436 homeowners, not just my own tract. I listen and I consider myself fair and responsive to the needs and concerns of our community. I firmly believe the board's primary responsibility is to remain financially healthy while maintaining our clubhouse, recreational facilities and common areas in first class condition. This is key to maintaining and increasing our property values and attracting new homeowners to our community.

I fully support the Upper Court Rehabilitation Project. After 47 years the tennis courts are falling apart. The lighting is outdated and costly. There are code and ADA violations that

must be addressed. Plans also call for the addition of a restroom, pro shop and new pickleball courts that will expand recreational activities for our members.

It has been a privilege to serve on your Board these past 2 years and with your vote it will be my pleasure to serve a third term.



JOLENE FUENTES

Incumbent
The Woods

Watching my neighborhood change has been a pleasure these past few years. The cul-de-sac that was once filled with my children and their friends has a new look and sound. Similar to thirty years ago, today new families and their beautiful children are growing up and playing on Windward. It reminds me how blessed we are to live in this community.

It has been a pleasure to serve eleven terms on the Lake Forest II Board. I ask you to put your trust in me as I seek election for another year.

In addition to my commitment to the Association, I was appointed to the City of Lake Forest Planning Commission in 2013 and was reappointed in 2017 for a four-year term. My hands-on experience and job with our city's planning department augments our relationship with the City of Lake Forest.

I also served on our city's General Plan Advisory Committee (GPAC). The GPAC is a citizen-based, ad hoc committee that serves to provide input and make recommendations on the General Plan Update. This update happens every twenty years and provides a blueprint for future development. Similar to the changes in my cul-de-sac, we are preparing the way for future growth in Lake Forest.

All of this, along with my extensive professional and personal experience as a property and estate manager, a BA in Communications from California State University at Fullerton and former affiliation with Merit Property Management is a perfect match to serve the residents of Lake Forest II.



MIKE JESSE

Candidate
Lake Forest Keys

My name is Mike Jesse and I live on Yellowstone in The Lake Forest Keys with my wife and mother.

After college, my first career was as a Project Director for TRW Information Services for special projects and development where I helped manage the affiliate Credit Bureaus for TRW. I left TRW after 20 years and started my own successful building and development company called Design Builders. I specialized in custom resident homes and select commercial projects. I also had my real estate license where I assisted my wife in her business. Then in 2011, we became RE/MAX franchise owners with offices in Dana Point, Palm Desert and Apple Valley.

In 2018, we merged with another RE/MAX franchise in order to grow the footprint and agents throughout Orange County. My wife manages the residential team and I handle all commercial real estate.

The knowledge I obtained in managing projects, developing budgets coupled with my building and real estate business would enable me to be an asset to the HOA. I have a clear understanding of the operation and responsibilities to the home owners as a board member and I currently assist the Architectural Committee at THE KEYS. I have served on HOA boards and my strengths enable me to serve the needs of the owner as well as the association in order to minimize administrative & legal costs that can arise out of disputes.



JUSTIN KIRK
Incumbent
Serrano Ridge

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Lake Forest, CA 92630
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Background:

BA, Urban and Regional Planning, Sonoma State University - 2005

MA, Masters of Public Administration, Brandman University - 2015

Current: Assistant Community Development Director, City of Lake Elsinore

Past: Principal and Senior Planner, City of Lake Elsinore.
Senior Management Analyst, Associate and Assistant Planner, City of San Juan Capistrano.

Hello, my name is Justin Kirk, thank you for your vote last year and thank you for your consideration as a Board Member for the LF2MHOA. My wife Jessica, I, and our children moved to the City of Lake Forest approximately six years ago. In addition to serving on the board, I also volunteer as Cubmaster for Pack 765 and as a LFLM Manager. My family are parishioners of Santiago de Compostella.

As a city planner and a municipal finance officer for the past 15 years, I have extensive professional experience that when coupled with education provides a strong foundation to assist in the governance of our HOA. The Sun and Sail club has been successful managed by previous Directors, it is imperative that a new generation of Directors step up and help to lead the Association as it ages. My previous year on the board has helped me to better understand the nuances of HOA governance and look forward to continuing to serve the Association.

Thank you again for your consideration as a Board Member. I have included my email address for any questions and would appreciate your vote.



TOM LUDDEN
Incumbent
Parkwood Estates

I have lived in Parkwood Estates since 1980 and served as a board member and treasurer of the association for over 17 years. My goal is to use my experience to ensure the association is financially sound and maintains enough reserve and capital improvement funds to make needed repairs and add new amenities to keep the Sun and Sail Club attractive. We need to

update and improve recreational facilities that keep the club fresh and comparable with newer facilities in Lake Forest to maintain property values.

As the treasurer of the association for 17 years, I worked with board members, staff and the Budget and Finance Committee to increase operating income, reduce expenses and implement energy savings programs to reduce utility bills. I worked to create a capital improvement plan to fund improvements to the Sun and Sail Club without resorting to expensive loans or special assessments.

A beautiful club facility is not enough. Social activities, clubs, training classes and effective, fair enforcement of the CC&R's are necessary to having a fully functional homeowners' association. My objective is to work in each of these areas to improve the community.

LF II needs strong, common-sense leadership to meet the challenges that face every community. My vision is to continue the legacy of this community as the most desirable and cost-effective homeowners' association in Orange County. Please vote for me so I can work to improve the property value and attractiveness of our superb neighborhoods.



JIM RICHERT
Incumbent
Forest Creek

Experience:

Elected LFII board 2016, current President. B.S. Degree Business Administration. Retired automotive executive and industry consultant. Lake Forest II resident 33 years. Chairman, Lake Forest Traffic and Parking Commission.

Accomplishments and Objectives:

The board and our management have reduced CC&R enforcement and pending dues backlogs by meeting with homeowners to expedite resolution of these issues. Delinquencies have been greatly reduced and violations corrected without expensive lawsuits. The Mainsheet is now in full color at no added cost and our new website offers much more information. Much progress has been made to repair and upgrade our nearly 50-year-old club facility and improve maintenance in our tracts. Our financial condition is excellent with healthy reserves and minimal assessment increases despite rising costs.

I hope our members will vote yes on the upcoming amendment to eliminate the unrealistic 75% approval requirement to allow staggered Board member terms in our Bylaws. The Upper Court Rehab project is needed to repair and upgrade that area and bring it up to current building codes and ADA requirements without raising dues, and this project benefits the home values of all of our members. If elected I will continue to work closely with other board members, our homeowner volunteers, and staff to continue to improve homeowner satisfaction with our Association. We must never be satisfied with the status quo and should always strive for continued improvement in all that we do.

Candidate Statements contain the opinions of the individual candidates. They are printed as submitted and have not been edited in any way for content. Statements represent the views of the candidates, and no attempt has been made to correct factual or grammatical errors or to delete incorrect claims made by candidates. Please Note: all Candidate Statements were written and submitted in early March prior to 'stay-at-home orders issued by the Governor.