



AGENDA | REGULAR MEETING

OCTOBER 5, 2022

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 at 7:00 p.m. on Wednesday, October 5, 2022 in the Clubhouse at 24752 Toledo Lane. The following items will be on the agenda for the meeting:

- I. CALL MEETING TO ORDER
- II. 7:00 PM PUBLIC HEARING | PROPOSED GUEST POLICY AND FEE CHANGES . . . 1
In accordance with Civil Code §4360 the Association shall provide general notice pursuant to Section 4045 of a proposed rule change at least 28 days before making the rule change. The Board will hear input, discuss later in the meeting, and post the proposed policy for 28 days. Another Public Hearing will be held on November 2, 2022.
- III. COMMITTEE REPORTS | Board Liaisons . . . 9
- IV. RESIDENT'S COMMENTS
At this time, members of the Association may address the Board regarding any issues, including those 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.
- V. CONSENT CALENDAR
 - A. Minutes of Board of Directors Regular Meetings | September 7, 2022 . . . 10
 - B. Reserve Projects Status Report . . . 14
 - C. Approval of Reserve Purchases . . . 18
 - D. Financials & Investment Report | Master – August, 2022 . . . 22
 - E. Financials | Lake Forest Keys Association – August, 2022 . . . 58
 - F. Approval of Prospective Liens - Recordation of Liens per CA Civil Code . . . 72
 - G. MAC Volunteer Changes . . . 73
- VI. MANAGER'S REPORT – INFORMATION ONLY ITEMS
 - A. 6 Month Study: Progress Report and Court Conversion Costs | Woolsey . . . 74
 - B. Snack Bar Project | Finch . . . 82
- VII. ACTION ITEMS
 - A. Proposed Guest Pass Policies and Pricing Verbiage for Posting | Woolsey . . . 83
 - B. Community Services Rule Changes . . . 90
 1. Proposed Vehicle Rule Changes | Woolsey and Mucha



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2. Proposed Architectural Guidelines Changes |
3. Proposed Fine Schedule Changes | Mucha
- C. Turf Removal Rebate Project | Finch . . . 92
- D. Slope Erosion Issues - Forest Creek | Finch . . . 99
- E. GMU Asphalt Proposal | Finch . . . 104
- F. Board Goals | Morper . . . 119
- G. 2023 Master and Tracts Budgets | Christenson . . . 121
- H. Money Moves | Christenson
 1. Master . . . 122
 2. Tracts . . . 123
- I. 2022-2023 Insurance Renewal . . . 125
- 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 "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.

The Regular Meeting will be preceded by an Executive Meeting that is closed to the membership per Civil Code §4935.