



AGENDA | REGULAR MEETING

DECEMBER 14, 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, December 14, 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. 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.

III. COMMITTEE REPORTS | Board Liaisons . . . 1

IV. CONSENT CALENDAR

A. Minutes of Board of Directors Regular Meetings

1. November 2, 2022 . . . 2

2. November 9, 2022 . . . 6

B. Reserve Projects Status Report . . . 9

C. Approval of Reserve Purchases . . . 13

D. Financials & Investment Report | Master – October, 2022 . . . 17

E. Financials | Lake Forest Keys Association – October, 2022 . . . 52

F. Approval of Prospective Liens - Recordation of Liens per CA Civil Code . . . 59

G. Board Goals and Objectives . . . 60

V. MANAGER'S REPORT – INFORMATION ONLY ITEMS

A. Turf Removal Rebate Project Update| Finch . . . 61

VI. ACTION ITEMS

A. Proposed Nonmember Club Access Policy – Approval for Posting | Woolsey . . . 62

B. **[DEFERRED TO THE FEBRUARY 1, 2023 MEETING]** MAC Guidelines Revision for Posting

C. 6 Month Study: Amenity Usage and Court Conversion Presentation | Woolsey . . . 68

D. Verizon Landlord Agreement | Woolsey . . . 85

E. Pickleball Court Request – City of Lake Forest | Richert . . . 90

F. Snack Bar Project | Finch . . . 92

G. GMU Proposal | Asphalt Management | Finch . . . 93

H. Tree Removals – Dept. 78 | Finch . . . 146



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- I. Master Architectural Committee – Alternate | Mucha . . . 179
- J. Money Moves | Christenson
 1. Master . . . 180
 2. Tracts
 - a) CIT . . . 181
 - b) Morgan Stanley . . . 182

VII. OPEN DISCUSSION

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

VIII. 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.