

Lake Forest HOA Regular Meeting Minutes

Date: October 23, 2025

Time: 6:30 PM

Location: LifePointe Fellowship Church
8150 Nursery Dr.
Victoria, TX 77904

Call to Order: President, Phylis Canion called the meeting to order at 6:30 pm.

Roll Call of Board Members:

Present: Phylis Canion, Darla Fox Jank, Andrew Jacob, Nadya Garcia, Chuck VanMetre

Absent: Hashi Eshan, Amy Wuest

Approval of Minutes: Copies of the Minutes were available at the sign in table for all members. The reading of the minutes was waived. There were no additions or corrections. Andrew Jacob made a motion to accept the minutes as written. Chuck VanMetre seconded it. Minutes were unanimously approved by the Board.

Treasurers Report: A handout of the agenda and budget was available for the homeowners at the sign in table. Andrew Jacob reviewed the budget handout. He stated that the dues are 100% paid for 2025. The cost of National Night out was shared. A total of \$2664.88 was spent. We received generous donations of \$250 as well as the use of the light generators from Energy Waste in Cuero. A motion was made by Darla Fox to accept the treasurer's report. Chuck VanMetre seconded it. Motion passed.

Board election news: An announcement was made that the time frame for volunteering to serve on the board for 2026 is now open. It will extend through November 30. Submission of names can be made at the Lake Forest HOA website. All current board members have agreed to continue to serve.

National Nightout Recap: The HOA sponsored the 4th National night out for 2025. We had a check-in form to verify that our guests were homeowners of Lake Forest as well as to keep a count of how many neighbors attended the event. 48 homes signed in with 137 individuals attending. 28 first responders, 2 City Councilmen, 6 sheriff staff and Gary Moses also joined us. Police and firefighters brought things to give away to the kids. Ex. Fire helmets, badges, Frisbees and footballs. A fire truck came and the kids enjoyed seeing inside the cab and learning about the truck. An officer brought a drone and demonstrated how it is used in fighting crime. The Crime Stopper officer came with her cool car. KAVU came out to film our event and interview Phylis Canion. It was shown on our local news station. Raffle tickets were sold for a chance at Kawasaki Mule to benefit Victoria's Civilian Police Academy. Double Daves donated pizza for our first responders. We had Rainbo Sno serving snow cones as well as GanGa's Eats serving their delicious hot dog basket for our homeowners. The kids enjoyed a blow-up slide, face painting and balloon animals. Buzz Lightyear and Stuart the Minion made appearances and took photos with the kids.

ARC Update: The ARC committee had forms submitted for approval for 5 new homes, 1 pool, and 4 fences.

Banking: Changes need to be made to our bank signature card. Colt Daniel needs to be removed and Phylis Canion needs to be added. A motion was made by Andrew Jacob to make these changes. Chuck VanMetre seconded it. Motion passed. Darla Jank will need a name change from Fox to Jank on the signature card.

Landscaping: We have been experiencing issues with our sprinkler system and the front entrance getting stuck in the on position. This has resulted in a lot of wasted water as well as higher bills from the city. Eric Stryk, who maintains the system, said that valves that control the sprinkler heads do not work in sync with the solar power that is used to run them. He suggested that we replace them. A bid was presented for \$1188.46 to repair the valves as well as guarantees for all labor for 1 year and 3 years for materials. A motion was made by Phylis Canion to accept the bid. Chuck VanMetre seconded it. Motion passed.

Neighborhood Watch: Phylis Canion is now our Neighborhood Watch coordinator. Raj Ranjan has since moved from our neighborhood and Phylis graciously took over since she is a part of the Civilian Police Academy and has such a great connection with the police force. We are still working toward getting a Crime Stoppers Sign installed below our Neighborhood Watch sign.

Next meeting date: January 15, 2026 was suggested for our next Annual LFHOA meeting at the LifePointe Fellowship Church.

Open Discussion: Homeowners were given the opportunity to share. A question was asked about why the grass was not being mowed along Nursery Dr. between Lake Forest Dr. and Garden Gate. It was stated that the un-mowed grass makes our entrances look unsightly. It was explained that Amber Glow Court and Tiki Court are not part of our HOA. A suggestion was

made that we look into how much more it would cost to include that area. The board was in agreement to look into this. It was also suggested that we reach out to the homeowners on those streets to see if they might be interested in joining our HOA. Another question was raised about whether solicitors could come into our neighborhood without a permit. Phylis Canion volunteered to look into whether it is legal to solicit in Lake Forest. Lastly, a statement was made that a homeowner had added a structure alongside of the home that looked to be over the build line. The ARC committee stated that they did not get a request for this structure and were unaware that it had been built. It was suggested that in the future if a homeowner sees something that looks like it does not fit into our deed restrictions, to please reach out so that it can be addressed.

Adjournment: Chuck VanMetre made a motion to adjourn. Nadya Garcia seconded it. The Board approved the motion. The meeting adjourned at 7:27 pm.

Respectfully,

Darla Fox Jank, Secretary