

Lake Forest Home Owner's Association (LFHOA)

Annual Membership Meeting Minutes

Date: January 22, 2026

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, Andrew Jacob, Amy Wuest, Chuck VanMetre, Nadya Garcia and Hashi Eshan

Absent: Darla Jank

Chuck VanMetre was appointed as secretary pro tem to record the minutes for the Annual Meeting because of Darla Jank's absence.

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 budget handout was available for the homeowners at the sign in table.

Andrew Jacob reviewed the budget for 2026. A breakdown of ground maintenance was added. A \$500 increase was added for neighborhood awareness. A letter was emailed to all homeowners early in January reminding everyone that it was time to pay the 2026 dues. The cost stayed the same at \$100 for the year. Many of our homeowners have already paid, bringing us to 40% of dues collected. Last year we had 100% collected. We are aiming for that results again this year. A motion was made by Amy Wuest to except the proposed 2026 budget. Nadya Garcia seconded it. Motion passed. Several items were discussed at this time: What to do with excess funds, a proposed budget policy for 2027, mowing of the ditch along Nursery Dr. running along Amber Glow Court, legality of mowing non-HOA property (ditches). More research needs to be done before moving forward on these items.

ARC Update: A short report was given by Eileen Stewart from the ARC. Since our fall meeting there have been approvals for a new roof, 1 front door repaint, and 1 pool house. Stakes have been put up and dirt hauled in on a lot on Silver Lake but there is no city permit recorded or plans submitted to the ARC. The work has been halted until these issues are rectified.

National Night Out: 1/3 of our homes came out to enjoy the fun. It was the largest Night Out event in Victoria.

Officer Turner was unable to attend to give our annual Neighborhood Watch presentation. Phylis Canion received info from Officer Truner and passed it on to us. There were only 4 police incidents (2 at the same address) called in from Lake Forest in 2025. Suspicious suspect, burglary and assault (domestic). The new city building is open and will house offices for Fire Department, All Police Departments, and Municipal Court. There has also been a report of rampant scam calls from the Sheriff's Department currently in Victoria.

Election of Officers: 2026 has the one-year position open for election. A notification was sent to all homeowners asking for volunteers that would like to be part of the HOA Board. No names were submitted. Nadya Garcia currently holds the one-year term and submitted her name to run again as a board member for 2026. According to Robert's Rules of Order, candidates running unopposed can be accepted by acclamation.

The board members for 2026 are:

Phylis Canion, Andrew Jacob, Amy Wuest, Nadya Garcia, Darla Fox Jank, Chuck VanMetre and Hashi Eshan

Open Discussion: A question was raised about new homeowners waiting to put in landscaping until the Spring when weather is more suitable. Board and ARC agreed that that is acceptable.

Spring Meeting Date: Proposed date April 16, 2026.

Door Prizes: A drawing was held for 5 door prizes for the homeowners in attendance at the Annual meeting.

Winners were:

Pat Butchee - dues of \$100 waived for 2026

Gary Hall - \$30 Double J's Certificate

Mike Bednorz - \$30 Lowe's Gift Card

Phil Christopher - \$30 Walmart Gift Card

Joy Campbell - Plant

Adjournment: Amy Wuest made a motion to adjourn. Nayda Garcia seconded it. The Board approved motion. The meeting was adjourned.

Immediately following the adjourned LFHOA Annual meeting, new Board members held their first organizational meeting of the Board of Directors, to elect officers for 2026.

The meeting was called to order by President Phylis Canion. All Board members except Darla Jank, were present. All officers from 2025 agreed to continue in their current officer positions because no other board members wanted to be considered. Chuck VanMetre made a motion to accept the officers as they are. Nayda Garcia seconded it. Motion carried. The 2025 officers will continue in 2026.

Officers for 2026 are as follows:

Phylis Canion, President

Chuck VanMetre, Vice President

Darla Fox, Secretary

Andrew Jacob, Treasurer

A suggestion was made by Andrew Jacob to create a Budget Policy to be approved and begin with the 2027 budget. A copy of Andrew's preliminary Budget policy was emailed to all board members prior to tonight's meeting. A hard copy was also distributed at the meeting. After some discussion of the draft, a motion was made to review and refine the proposed policy before a final document is created for approval. Motion made by Andrew Jacob. Seconded by Nayda Garcia.

A motion was made by Andrew Jacob to adjourn. Nayda Garcia seconded it. Meeting was adjourned.

Minutes recorded by Chuck VanMetre (secretary pro tem) in Darla Jank's absence
Formal Minutes created from pro tem's recordings by Darla Jank