

FOREST LAKE HOMEOWNERS ASSOCIATION
2026 ANNUAL MEETING MINUTES
Held On March 04, 2026

ATTENDANCE:

Present: President – Gary Bejcek, Vice President – Claudia Stroh, Secretary – Anne Zaremba, Treasurer – Dianne Bejcek. 8 lot owners were present, and 10 lot proxies were submitted making a total of 18 eligible to vote, so the general business quorum requirement of 18 was met. Gary Bejcek, President, called the Meeting to order at 7:10 pm.

1. Review of 2025 Annual Meeting Minutes

There were no questions nor any discussion on the minutes.

2. Review of 2025 Treasurer’s Report - *The full report is available at www.ForestLakeHOA.org*

The 2025 Fund Report was presented by Dianne Bejcek. Highlights are listed below:

- **General Fund balance at 12/31/25 = \$6,340.16** Dues, late fees and reimbursements collected totaled \$9,607.50, with one unpaid lot. Total expenses were \$10,805.12. The largest expense for 2025 was Front Entrance Maintenance costs of \$7,211.04 which included the holiday lighting. Snowplowing and insurance were the next largest costs at \$1,470 and \$1,340 respectively. The balance as of March 1, 2026 was \$2,848.76, spending in 2026 was for snow removal, front entrance fertilization prepayment, and utility costs.
- **Lake Fund balance at 12/31/25 = \$7,304.15** \$12,000 was collected in dues and \$11,486 in costs.
- **Legal Fund balance at 12/31/25= \$6,909.16** Again, there was no change from the previous year..

Nick Salvatore raised a question about the Front Entrance costs and Insurance. Dianne Bejcek explained how costs have increased, even 65-85% in some areas since the last increase in 2017. Competitive quotes are sought for services, with difficulty getting responses. Insurance expense is for general and officer liability.

3. Old Business - There was no old business to discuss.

4. Committee Reports

Lake Maintenance – Kaled Khaznekatbi presented the Lake Report for Carol. There was a repair on the aerator motor costing \$458.86. There is a question on the effectiveness of the aerator and it may not be needed. A lake meeting should be held at another time to decide.

Front Entrance Maintenance – The Front Entrance Maintenance report was presented by Gary Bejcek. Once again, Gary and Dianne have saved the Association money by purchasing and planting flowers. Pre-treating the dirt helped keep the flowers healthy. Quotes for the holiday lights were requested, but many did not respond, or were significantly higher than our current supplier, St. Nick's at a cost of \$2207 this year. The price increased from \$1559 in 2024 due to tree growth requiring more lights and replacement lights. Other costs in 2025 were for sprinkler winterization, tree trimming and spraying, and lawn maintenance and other usual costs. The police were called to file a vandalism report with damage to the front lights. A reminder to clean up after your dog, especially in the front entrance area.

Restrictions/Architectural – Shawn Palicke's report was read by Gary Bejcek. In 2025 there were a couple of formal complaints that required attention. One shed was installed without approval and was removed. A gazebo was also installed with a request and approval granted. One extended vehicle storage complaint was resolved. There were no fence or pool requests.

Welcoming & Social – Claudia Stroh reported there was not much activity, except for change of ownership on the empty lot.

5. New Business

Declaration of Restrictions Amendment for Violations - A proposal was discussed by Gary Bejcek that would modify Sections 18 and 29 of the Declaration of Restrictions. This modification would allow fines and delinquent charges to be assessed for Restriction violations. The process for violation resolution would also be changed to assess a \$100 fine and stipulate a 72 hour correction timeframe.

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Holiday Lighting Expense - Dianne Bejcek presented information about the rising costs of holiday lighting, and other costs in general. Dues were raised in 2017 to add holiday lighting to the Forest Lake front entrance. Questions were raised ... is the cost of lighting the front entrance worth the expense? Should a limit be made on the holiday lighting expense?

Voting

After lengthy discussions about both New Business issues, motions to vote on were made.

A motion was made by Nick Salvatore to raise the general dues to \$200 per year in order to accommodate the rising homeowner association costs. The motion was seconded by Mary Lynn Silveri and also David Semaan. The vote by lots in attendance and proxies was 17 for and 1 against. The motion was carried.

A motion was also made to cap the holiday lighting expense at \$2,600 for 2026 and passed unanimously. A suggestion was made to revisit the lighting expense at the next annual meeting.

A motion to accept the Declaration of Restriction Amendment for Violations was made by Gary Bejcek. Kaled Khaznehkatbi and David Semaan both seconded the motion. A vote was taken by the 18 lots represented and the motion passed unanimously. The amendment details will be included with the 2026 minutes.

There was no other New Business.

6. Board and Committee Chair positions - All FLHA Board and Chair positions are available. No volunteers for any positions came forward, so the Board and Committee Chairpersons remain the same.

7. Open Discussion

Style restrictions: David Semaan had a question to see if there are any style restrictions in the association. Gary Bejcek answered, the restrictions as outlined in the Declaration of Restrictions do not detail color, material, etc, except square feet. If an unusual style or color is intended, notification and input would be appreciated.

The Meeting was adjourned at 9:10 pm.

Respectfully submitted,

Anne Zaremba
FLHA Secretary

FLHA Website address: www.ForestLakeHOA.org