FORREST LAKE TOWNHOUSE ASSOCIATION
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BOARD MEETING AGENDA

June 18, 2026

Board Meeting: 7:00 pm – 8:00 pm

President:	Call Meeting To Order
Secretary:	Approval of Minutes From Previous Meeting
Social Committee:	Social Committee Report
Treasurer:	Treasurer Report
Maintenance:	Maintenance Report
Landscaping:	Landscaping Report
Security:	Security Report
Old Business:	None
New Business:	None

Adjourn

FORREST LAKE TOWNHOUSE ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JUNE 18, 2026

PRESENT: Kay Edwards, Rene Garcia, Brook Baker, and Pam Meerbrey.

The meeting was called to order at 7:02 pm.

The June 18, 2026 agenda was approved.

The May 21, 2026 meeting minutes were approved electronically on June 2, 2026.

SOCIAL COMMITTEE REPORT:

- See attached report hereto and made part of these minutes for the July 18, 2026 meeting.

TREASURER'S REPORT:

- See attached report hereto and made part of these minutes for the July 18, 2026 meeting.

MAINTENANCE REORT:

- See attached report hereto and made part of these minutes for the July 18, 2026 meeting.

LANDSCAPING REPORT:

- None.

SECURITY REPORT:

- See attached report hereto and made part of these minutes for the July 18, 2026 meeting.

OLD BUSINESS:

- None.

NEW BUSINESS:

- Tree topping estimate will be deferred until Jeff Weller returns.

The meeting was adjourned at 7:20 pm.

Social Committee Report – June 2026

The Social Committee met on Monday, June 8, 2026 led by Reecie, with members Marilyn, Lee, and Sam present.

The hot dog fest and 50th anniversary of Forrest Lake was held on June 6th and was a success. Attended by 46 residents. Pictures of the event were taken by Evie and posted on facebook for everyone to enjoy.

A movie night for our monthly game day was discussed. Proposed to be held on the tennis courts and bring large screen tv, other equipment, and residents would bring their own chairs. We would check our "libraries" of DVDs, for an appropriate movie. Upon exploration, the tennis court rules do not allow for non-tennis type activities, and require athletic shoes to be worn, even though the courts are not well maintained. If the outdoor venue is preferred, the picnic area could be used and has some picnic table seating available. Screening would begin around sundown, ~8:25. Other option is to use our clubhouse, which has air conditioning, large screen tv, microwave, restrooms, and can begin earlier in the evening.

Next meeting is Monday, July 13, 2026.

submitted by sam
june 14, 2026

Treasurer's Report for the Month of June 2026

1. Please see the attached Financial Report through May 31, 2026:
    - Total Income (accrued) for the month was $101,212.11
    - Total Expenses were $168,704.96
    - Accounts Payable was $0.00
    - Roofing Fund transfer was and the Infrastructure Fund transfer was $2430.00 and $833.33 respectively
    - This yielded a Net Accrual Income of after the transfers to the Funds -$67,492.85
    - The budget performance for the fiscal year is
        - Total Income $693,476.26
        - Total Expenses $684,682.54
    - Net Accrual Income at $8,793.72 indicating that we are below the approved budget.

2. The account aging continues to fluctuate from month to month with over 30 days increased, over 60 days decreased and over 90 days increased from the previous month.

3. As of May 31, 2026 the balances are:
    - Checking account -$4,094.19
    - Savings account $202,471.85
    - Infrastructure Fund $5,783.05
    - Undeposited Funds $10,355.00
    - Roofing Fund Savings account $19,421.00
    - Share account and Roofing Fund CDs $5.00 and $3366,000.44 are respectively, yielding a total for the Roofing Funds of $366,005.44
    - Accounts Receivable $135,788.78

4. Attached is the Late Payment & Fines Report for June 2026. There are multiple owners not in compliance with the Proof of Insurance Resolution as indicated in the Fines section. Foreclosures are proceeding with one homeowner.

5. Reminder letters were sent to homeowners whose insurance policies expire in January and February. Those owners who are not in compliance are submitted for a $200/month fine and an Administrative Fee of $25.

6. Letters regarding expired leases were sent to owners if necessary. All owners are in compliance.

7. Capital projects have begun according to the plan and budget.

	Nov2025	Dec2025	Jan2026	Feb2026	Mar2026	Apr2026	May2026	Jun2026	Jul2026	Aug2026	Sep2026	Oct2026	FY2026 YTD	Budget YTD	% of Budget YTD
Assets:															
17000 · Wells Fargo (checking)	61,518.64	47,956.01	65,406.21	74,797.82	49,457.24	79,229.84	-4,094.19								
17500 · Wells Fargo (savings)	202,461.75	202,463.47	202,465.19	202,466.74	202,468.46	202,470.13	202,471.85								
Total Checking/Savings	263,980.39	250,419.48	267,871.40	277,264.56	251,925.70	281,699.97	198,377.66	0.00	0.00	0.00	0.00	0.00			
Accounts Receivable	104,191.32	107,671.28	108,836.28	109,876.28	109,283.78	114,063.78	116,588.78								
Other Current Assets:															
11600 - Infrastructure Fund	3,282.84	3,282.87	3,282.90	3,282.92	5,782.95	5,783.00	5,783.05								
14990 - Undeposited Funds	10,000.00	9,200.00	10,000.00	7,800.00	9,490.00	7,200.00	10,355.00								
18000 · Wells Fargo New Roofing Fund	12,130.24	12,130.35	12,130.45	12,130.54	19,420.67	19,420.83	19,421.00								
18500 - Greater Texas CD (60 month)	52,690.17	53,233.45	53,233.45	53,233.45	53,770.34	53,770.34	53,770.34								
18520 - Greater Texas CD (60 month)	52,530.59	53,116.38	53,116.38	53,116.38	53,695.76	53,695.76	53,695.76								
18530 - Greater Texas CD (60 month)	71,176.10	71,909.99	71,909.99	71,909.99	72,635.24	72,635.24	72,635.24								
18540 - Greater Texas CD (60 month)	46,492.29	46,961.09	46,961.09	46,961.09	47,417.45	47,417.45	47,417.45								
18545 - Greater Texas CD (60 month)	46,299.92	46,703.13	46,703.13	46,703.13	47,100.98	47,100.98	47,100.98								
18546 - Greater Texas CD (60 month)	22,694.63	22,740.44	22,740.44	22,740.44	22,785.34	22,785.34	22,785.34								
18547 - Greater Texas CD (60 month)	48,761.70	48,969.85	48,969.85	48,969.85	49,174.33	49,174.33	49,174.33								
18550 - Greater Texas Share Account	5.00	5.00	5.00	5.00	5.00	5.00	5.00								
Total Other Current Assets	366,063.48	368,252.55	369,052.68	366,852.79	381,278.06	378,988.27	382,143.49	0.00	0.00	0.00	0.00	0.00			
Total Assets	**734,235.19**	**726,343.31**	**745,760.36**	**753,993.63**	**742,487.54**	**774,752.02**	**697,109.93**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**			
Liabilities:															
20000 - Accounts Payable	6,638.85	376.30	14,989.10	24,307.21	4,476.82	12,399.41	0.00								
21600 - Maintenance Fees Paid In Advance	20,270.00	21,600.00	23,600.00	20,425.00	20,875.00	17,000.00	19,200.00								
24500 - Security Deposits	203,658.43	203,388.43	203,498.43	203,498.43	204,098.43	204,098.43	204,148.43								
Total Liabilities	**230,567.28**	**225,364.73**	**242,087.53**	**248,230.64**	**229,450.25**	**233,497.84**	**223,348.43**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**			
PROFIT & LOSS:															
Income:															
Total Income	**97,932.26**	**98,247.42**	**98,107.50**	**97,942.27**	**98,117.41**	**101,917.37**	**101,212.11**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**693,476.26**	**691,930.80**	**100.22%**
Expense:															
Total Expenses	**53,287.54**	**103,035.02**	**95,413.35**	**95,861.91**	**93,788.35**	**73,700.64**	**168,704.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**684,682.54**	**705,226.69**	**97.09%**
Net Ordinary Income	**44,644.72**	**-4,787.60**	**2,694.15**	**2,080.36**	**4,329.06**	**28,216.73**	**-67,492.85**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8,793.72**	**-13,295.89**	**-66.14%**
Other Expense:															
Bad Debt Write Off	0.00	0.00	0.00	0.00	0.00	0.00	0.00						**0.00**	**0.00**	
Roofing Fund Contribution	2,430.00	2,430.00	2,430.00	2,430.00	2,430.00	2,430.00	2,430.00						**17,010.00**	**17,010.00**	**100.00%**

	Nov2025	Dec2025	Jan2026	Feb2026	Mar2026	Apr2026	May2026	Jun2026	Jul2026	Aug2026	Sep2026	Oct2026	FY2026 YTD	Budget YTD	% of Budget YTD
Infrastructure Fund Contribution	833.33	833.33	833.33	833.33	833.33	833.33	833.33						**5,833.31**	**5,833.31**	**100.00%**
Total Other Expense	**3,263.33**	**3,263.33**	**3,263.33**	**3,263.33**	**3,263.33**	**3,263.33**	**3,263.33**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**22,843.31**	**22,843.31**	**100.00%**
90006 - New Roofing Fund Dividend	0.04	2,989.04	0.00	0.09	2,945.24	0.16	0.17						**5,934.71**	**0.00**	
Net Income	**41,381.43**	**-5,061.89**	**-569.18**	**-1,182.88**	**4,010.97**	**24,953.56**	**-70,756.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-14,049.59**	**-36,139.20**	**257.23%**
Aging Report:															
Over 30 Days - Total	3,676.00	1,974.00	584.96												
Over 30 Days - Maintenance & Assoc. Fees	1,876.00	1,600.00	2,073.00		1,382.00	1,849.50	3,120.00								
Over 60 Days - Total	1,320.00	3,816.46	2,309.00												
Over 60 Days - Maintenance & Assoc. Fees	1,320.00	1,600.00	1,320.00		1,815.00	1,360.00	602.50								
Over 90 Days - Total	100,346.00	97,535.86	102,727.32												
Over 90 Days - Maintenance & Assoc. Fees	34,849.00	48,135.82	34,849.82		103,739.28	105,554.28	108,071.28								
Total	**105,342.00**	**103,326.32**	**105,621.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**			
Total - Maintenance & Assoc. Fees	**38,045.00**	**51,335.82**	**38,242.82**	**0.00**	**106,936.28**	**108,763.78**	**111,793.78**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**			

Maintenance Report June 2026

- 32 Maintenance cases opened: **5/01/2026 – 5/31/2026**

Category		Number of Tickets
Irrigation		2
Key		2
Landscaping		2
Lighting		11
Maintenance		2
Painting		9
Pest Control		1
Roofing		3
Total		32

37 cases closed:

Category	Number of Tickets
Irrigation	2
Key	2
Landscaping	2
Lighting	11
Maintenance	5
Painting	9
Pest Control	1
Plumbing	1
Roofing	3
Siding	1
Total	37

0 cases remain open:

Category	Number of Tickets
Total	

- Active maintenance Projects:
  - Maintenance has completed painting for the year
  - Tree trimming has been completed

- Daily / Weekly Preventative Maintenance: Pool maintenance, Lake maintenance, Pet 'Pooper Scooper', Fountains, Clubhouse, Community Lights

Security Report for the Month of June 2026

05/19/26 ♦**Residents reported a large SUV with a group of 6 solicitors exiting off Lumberdale Rd going door to door and carport vehicle placement of flyer.**

05/20/26 ♦Residents reported a tree falling on vehicles parked off Lumberdale Rd. ♦**Resident reported an unmoved vehicle parked over 5 days on FTLA. HPD assisted and verified clean license plate. Located owner and updated about FTLA vehicle registration resolution.**

05/21/26 ♦**Residents reported 10+ youth/teenagers making noise, wearing unsuitable pool attire, and having food in pool area. S/O advised of HOA pool rules and resident card holder ensured compliance.**

05/24/26 ♦**S/O & I observed 3 residents during overnight shift leaving vehicle hatchback open, utility storage room door open, and carport fence gate entry open.**

05/25/26 ♦S/O observed and advised a resident of grill safety rules. **Resident reported** the pool floating rope line with buoys had detached. Resident reported a bee/wasp/hornet/yellow jacket under the pool area seating.

05/26/26 ♦***Gunfire*** reported off Deihl Rd.

05/27/26 ♦**Met and greeted existing residents to keep connected and new residents to get acquainted with security team.**

05/29/26 ♦Resident reported multiple youths on mini motor bikes riding onto east FTLA property and exited.

06/02/26 ♦S/O observed residents in pool during closed signage and advised as a safety measure.

06/04/26 ♦HPD on site conducting welfare check, HFD and EMS followed arrival.

06/11/26 ♦Resident reported suspects in carport and asked to leave, the next day resident neighbor reported vehicle ransacked with nothing missing.

06/14/26 ♦**S/O observed non-residents at bench near bridge and provided verbal warning about trespassing.**