

**Lake Forest Condominium Association**  
**Annual Association Meeting**  
**Saturday, July 5, 2014**

The Annual Meeting of the Lake Forest Condominium Association was held in the Summit County Commons in Frisco. Attending were 28 units that was a quorum for the meeting. Proxies from 13 units were received for a total of 41 units represented at the meeting. President Dave Haraway called the meeting to order at 3:06 PM. The Board of Directors was introduced and attending owners introduced themselves.

**Minutes.** *The minutes from the July 6, 2013 Annual Meeting were unanimously approved.*

**Financial Report.** Treasurer Doris McFeeters presented the financial report. A financial summary was provided to all owners with the meeting notice and is available at [www.lakeforestfrisco.com](http://www.lakeforestfrisco.com). The financials were reviewed and it was noted that snow removal exceeded budget this year by \$15,000 due to the extreme winter. All the other expense categories were within budget. The Association replaced two hot tubs this year. The 2014 budget includes deck refinishing for \$11,000. The Board was considering deferring this work to make up for the snow removal expense. The ownership indicated the deferral of the deck project was a good decision subject to the replacement of any deck boards necessary for safety. Owners mentioned some areas of siding and trim boards that should be looked at for replacement or repair. Also discussed was siding/trim/garage door touch up painting, driveway repairs, deck railing painting, and mulch. An owner expressed his concern from prior meetings regarding adding roofs to the gas meters to protect them from sliding ice from the roofs. *A motion to have the board consider the addition of gas meter roofs as a precautionary measure was unanimously approved.* The 2015 budget includes \$55,000 for painting of the areas of the buildings that received the most weather exposure. While budgeted, no decision regarding painting has been made. The staff of the site manager may be used for touch up painting in 2014. Another 2015 project is the mulch replacement on the lakeside of the front buildings. Under consideration is the use of gravel in place of the mulch. Using gravel has a substantial up front cost, but would not require the current replacement every third year. Also part of the 2015 budget is \$11,000 for seal coating. There was a question regarding concrete pan repair. There are about 20 spruce trees that have been affected by scale that have been treated. The Association owned unit D101 was upgraded during the last year including new sliding glass doors, dishwasher, stove, and bathroom tile replacement and wall repairs. The subject of future deck rail painting was discussed.

**Property Management Report.** Dave Haraway introduced Lindsay Emore, Emore Property Maintenance, as the new property manager. Lindsay was recommended as a replacement as Mike Castaldo from Back Country Property Maintenance had moved out of state. His contact number is (970) 368-6299. There was a question as to why only two hot tubs are open for use. It was explained that one is kept locked in case one of the other tubs fails. The spas are used heavily during the ski season. There was an owner request to maintain the lower stairwells better as they seem to get dirty. They are on a twice a month cleaning schedule, but they will be more closely monitored. There was a discussion of the recycling options. The current site pickup is once per week. A recycling center was located in Frisco near the library (meeting site). The spa area trash container is dumped every morning. Lindsay and a member of his staff are certified by the State of Colorado for spa operation. The concrete in front of Building D was replaced under warranty due to spalling.

**Window replacement.** At the 2013 annual meeting, the Board was directed to prepare information to the ownership regarding window replacement. Window replacement was considered during Board of Director meetings and a summary of possible options was communicated to the ownership

as part of the annual meeting notice. The information communicated to the owners was a cost of \$2,000 per unit for the main bedroom window only to a cost range from \$3,000 to \$12,000 per unit to replace all windows. The number of windows in each unit varied based on the unit size, location and the building. The Board learned during the window evaluation, that the existing windows were not installed in the best manner and the current installation could allow water infiltration into the building wall structure. An upgrade of the windows, installation method, and trim to improve the building would change the exterior appearance of the buildings. Allowing individual installation of windows presented a challenge to the Board regarding the direction of the Documents to maintain conformity in the exterior appearance of the buildings. There was a lengthy discussion regarding the choices, requirements and need for replacement. *Motion for the Board to approve a second bedroom window type the owner can replace at their discretion and at their expense was NOT approved by the ownership attending. (3 yes, 25 no).* Several owners attending indicated they would be interested in the replacement of their windows.

Jake Miller, owner of Big Fish Construction, was present along with a representative from Pella with a window example and to explain the window installation. There was a demonstration of the window and questions were answered regarding approved for high winds, double pane and how to clean from the inside.

Numerous owners have replaced their sliding glass doors. Several doors have been approved by the Association for replacement. In the last two years, two models of a Pella door have been used for all replacements. Owners were reminded the replacement of the sliding glass door, or any unit change visible for the exterior of the unit requires prior approval from the Association.

**Board of Directors Election.** There was one position available on the Board. *Nominated and elected to the Board for a three-year term was Thane DePuey (301-E), unanimous.*

**Other.** An owner expressed his appreciation for the outstanding snow removal this past year. There was no new update on the request letter for a noise reduction berm to be built between Lake Forest and I-70. The owners attending expressed their appreciation to the Board for all their work.

The meeting was adjourned at 4:37 PM. All owners were invited to attend the potluck following the meeting at the Spa Area. The Association will provide hamburgers, brats and non-alcoholic beverages. All owners are encouraged to attend the social gathering following the annual meeting, even without a potluck contribution, as there is plenty of food available.