

**Lake Forest  
Annual Owner Meeting Minutes  
July 5, 2015  
Mt Royal Room, Summit County Commons Building**

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**I. Call to Order**

President David Haraway called the meeting to order at 3:05 pm.

**II. Roll call / Quorum**

Introductions of all Owners was completed.

Owners attending in person included:

|                                      |                                       |
|--------------------------------------|---------------------------------------|
| A 204 Tom and Doris McFeeters        | A 301 Charles and Judy Bohn           |
| A 302 David Ehrenberger              | A 303 Ron and Janet Joy               |
| A 304 Jude and Michelle Kirk         | B 201 Susan Stokes and Robert Michael |
| B 301 Martin and Rose Tarabocchia    | B 304 Philip and Janet Yancey         |
| C 202 Theodore Dreyer                | C 204 LF Sullivan                     |
| C 302 Erwin and Adele Gelfand        | D 103 Thomas and Connie Moore         |
| D 203 Herbert and Barbara Vollmer    | D 302 David and Kathy Chinoy          |
| D 304 Jayne and Dennis Burke         | E 201 Ben and Lillian Duhl            |
| E 205 Ingrid Basler                  | E 301 Thane De Puey                   |
| E 304 Gary and Sue Sorensen          | F 205 MaryAnn and Robert Bruyn        |
| F 303 Robert and Jeanne Seibert      | F 305 David Haraway and Marita Hobbs  |
| F 306 Susan Stoke and Robert Michael | F 204 Diane Vallejo                   |

Kevin Lovett was present representing Summit Resort Group Property Management and Lindsay Emore was present representing Emore Property Maintenance.

Owners represented by proxy included:

|                                 |                                |
|---------------------------------|--------------------------------|
| A 101 Gary and Laurel Cushner   | A 201 Karen Bacon              |
| A 202 Gregory Lyon              | B 302 Andrew and Virginia Tofe |
| B 303 John and Eileen Huston    | C 101 Skip and Linda Hale      |
| C 103 Marshall Blaney           | C 301 Edward Gondlof           |
| D 104 Richard and Sandra Capano | D 301 Gerald Van Eeckhout      |
| E 206 Jack and Katherine Jeter  | E 303 Delron and Peggy Shirley |
| F 201 Jim and Lee Miller        | F 203 Thomas and Marilyn Eades |
| F 206 Ellen Scott               |                                |

Kevin Lovett stated that a quorum was present with 24 units represented in person and 15 units represented by proxy.

**III. Approve minutes from July 5, 2014 Annual Owner Meeting**

The minutes from the July 5, 2014 Annual Owner Meeting were reviewed and the Owners approved.

**IV. President's Report**

President David Haraway welcomed the Owners to the meeting and thanked them for their attendance. Dave introduced Lindsay Emore of Emore Property Maintenance as the physical site manager and introduced Kevin Lovett from Summit Resort Group and the Administrative management company handling the Association financial records. Mr. Haraway discussed the transition process from Mountain Systems Property Management to Summit Resort Group. Questions and answer session re the transition ensued.

**V. Financial Review**

Kevin Lovett presented 2014 fiscal year end financials as well as year to date May 31, 2015 close financials as follows:

December 31, 2014 close balance sheet reports \$3,051.37 in Operating and \$1,693.71 in the Reserve Account and the December 31, 2014 Profit and Loss reports \$300,419 of total income and \$286,403 of expenditures.

May 31, 2015 close balance sheet reports \$83,334.04 in Operating and \$1,694.16 in the Reserve Account and the May 31, 2015 Profit and Loss reports \$123,032.66 of actual expenditures vs. \$140,508.50 of budgeted expenditures.

Kevin Lovett reviewed the Quickbooks accounting software report format that is now utilized for Lark Forest.

David Haraway discussed the Association owned unit (D 101) and the capturing of the fair market value of the unit in the Association financials as an asset and noted the equity gained since original purchase of the unit. Doris noted that there is a new renter in D 101 and that the rental rate was increased.

Doris reviewed the planned 2015 and 2016 Capital projects and stated that the Board is reviewing and updating the plan as necessary. Future priority projects discussed include exterior painting, asphalt repairs and landscape bed improvements (either mulch or rock). One owner stated that drain pan repairs should be pursued. The owners also discussed “phasing in” the installation of powder coated deck railings. It was noted that if an individual unit owner wishes to stain their deck, to please contact Lindsey to obtain materials.

**VI. Property Management Report**

Lindsay Emore further discussed projects completed and planned. Recent projects completed included pressure washing the stairwells and dumpster garages as well as weed spraying and flower planting. Lindsay has a staff of helpers that complete duties on site and Owners are encouraged to contact Lindsay at 970-418-0047 should they need anything.

**VII. Old Business**

David Haraway discussed old business items to include window replacement and Roofs over gas meters. David stated that the Board is continuing to investigate pre-approved windows and that the Board is looking into installing roofs over gas meters.

## **VIII. New Business**

The following new business items were discussed:

-Pets – Owners were reminded that the Governing Documents state that only owners of record are permitted to have pets and that only 1 pet per unit is permitted. The possibility of requiring all pets at Lake Forest to have a designated dog tag was discussed. A Pet committee” was formed; members of the pet committee are:

Thane De Puey E 301

Mary Ann Bruyn F 205

Bob Siebert F 303

Tom Moore D 103

Lynn Ehrenberger A302

The Pet Committee is to report to the Board recommendations for the Pet Policy.

-Trash / Recycling - Owners discussed trash removal and recycling. Owners were reminded that contractors completing work in units are not to put trash from remodels in the common area dumpsters; refuse from remodels is to be hauled off site. Owners were also reminded that plastic bags and glass are not permitted in recycle containers on site at Lake Forest; please take plastic bags and glass to the Frisco recycle center.

-Remodels - Owners discussed unit remodels and were reminded that if you plan to complete work within your unit, to send notification of your planned project to the Board via the ACC remodel form through either email to Summit Resort Group or any of the Board members.

-BBQ's - Owners were also reminded that BBQ's are not permitted on decks.

-Asphalt ruts – an Owner requested that the ruts in the asphalt at the entry to the complex be repaired.

-Light timer F bldg – an Owner reported that the light timer at the F bldg is in need of adjustment.

-Storage on decks – Owners were reminded that they are not to store items on decks.

-Epoxy floor – an Owner stated that some of the epoxy flooring at the bottom of stairwells was beginning to peel and flake.

-Lake Hill Development – Judy Bohn discussed the proposed development of the Lake Hill project directly to the east of Lake Forest.

-Speed bumps – an Owner requested 2 speed bumps be added.

-Smoking – Owners discussed smoking at the complex. Residents are asked to be courteous to neighbors.

## **IX. Election of Directors**

The terms of David Haraway and Doris McFeeters expired this year. Doris stated that she would run again; David stated that he would not be rerunning. David was thanked

for his years of service. Ingrid Basler was nominated. Upon discussion, the Owners elected Doris McFeeters and Ingrid Basler to the Board.

**X. Next Meeting Date**

The next Lake Forest Annual Owner meeting will be held July 2, 2016 at 3:00 pm.

**XI. Adjournment**

With no further business, the meeting was adjourned at 5:08 pm.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_