

made 8/20

BROOK FOREST HOMEOWNERS ASSOCIATION
Annual Homeowners Meeting Minutes
June 29, 2002

Present: Eugene Barta, Michele & Jason Becker, Rex McGeehee, Barbara Bennett, Ellen & Bob Smith, Luanne & Doyle Tinkey, Will Landon, Mike Castaldo & Peggy Long.

Proxies Presented: Stoghill assigned to McGeehee, Dugas assigned to Barta, Colling & Powers & Buchanman assigned to Landon.

Items Discussed:

Roofs:

It was agreed that roof should be checked for condition and needed repairs. Mike Castaldo will contact roofing companies for evaluation and bids. (At the time of this report, Alpine Systems & Joe Fassel have been contacted.)

Painting & Staining:

Joe Fassel will be contacted to evaluate the buildings and complete any maintenance painting as necessary.

Chimney's:

Mike Castaldo will contact a chimney sweeping company to check all units and clean as needed. (At the time of this report, Service Monkey has completed the inspections for a very reasonable group price. Individual owners have been contacted regarding further work needed at the owner's expense)

Parking Lot:

The safety hazard of icy areas is still an issue. Pricing for heat pads will be investigated. Individual owners may want to consider purchasing these to clear access for their individual driveways. Damage by snow plows needs to be considered in the placement of these pads.

Carpenter Ants:

At the time of this report, carpenter ants have been discovered on the property. An exterminator has been contacted to take care of this immediately.

Finance:

In keeping with our yearly schedule a three percent (.03%) in association dues was passed. The increase for regular sized units would be from \$200.00 to \$206.00 & the larger units will increase \$7.00, from \$237 to \$244. This increase will be effective September 1, 2002.

Election of officers:

Board members for 2002/2003 will be:

Past President	Barbara Bennett
President	Michele Becker
President Elect	Bob Smith

Acknowledgements:

The board would like to thank the staff and board members for their outstanding support and quick response to all issue arising in the management of Brook Forest.

- Mike Castaldo and Premier Property Services and Maintenance have provided top quality services.
- Peggy Long keeps us afloat with finance management and is always available to "get the job done".
- A special thanks to Bob & Ellen Smith for all the "free" yard work they have provided for the past few years. Some of us remember how Brook Forest looked before they pitched in to help.
- Thanks also to all owners who never hesitate to provide assistance to resolve issues that arise when they are in residence

It was suggested that it would be nice to get to know our Brook Forest neighbors. There will be a casual picnic on Sunday, September 1st (we know this is short notice, but hope everyone could attend if possible) The association will provide side dishes and dessert. Attendees can bring their own main course and beverages. Please contact Ellen Smith for more information, 970-668-5224.

If you have any change of address or phone please notify Peggy Long. Send any changes to the PO Box 4783, Frisco, CO 80443

Respectfully submitted by : Barbara Bennett

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Please note again:

September 1st dues increase

Buildings 130 & 140 & unit 150B

Units 150 A. and 150 C

new amount \$236.00

new amount \$244.00