

**Lake Forest
Board of Directors Meeting
August 13, 2018**

Bob Seibert and Ben Duhl were present in person. Marshall Blaney and Madeline Mishkind attended by phone. A quorum was present. Representing Summit Property Maintenance was Keith McBrearty. Representing Summit Resort Group was Kevin Lovett.

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I. Call to Order

The meeting was called to order at 6:00 pm.

II. Board of Directors Election

Following up from the 2018 Annual Owner Meeting, the Board of Directors Election was held by written secret ballot. Written secret ballots were tabulated. The following Owners were elected to the Board of Directors:

Kathy Chinoy
Bob Seibert
Dennis Murphy
David Ehrenberger
Thane De Puey

III. Board of Director Term and Officer Appointments

It was noted that a quorum of the newly elected Board was established as Kathy Chinoy, Bob Seibert, Marshall Blaney and Ben Duhl were present in person or by phone.

It was noted that two of the newly elected Board terms will be 2-year terms and 3 of the newly elected Board terms will be 3-year terms.

Kathy moved to appoint the two newly elected Board members receiving the “least” number of votes to the 2-year terms; the remaining three Board members would serve the 3-year terms. Marshall seconds and the motion passes.

In accordance with the above, the following two Board members will serve the 2-year (remainder of 2017) terms:

Thane De Puey
David Ehrenberger

The following three Board members will serve the 3-year (2018 elected) terms:

Kathy Chinoy
Bob Seibert
Dennis Murphy

It was noted that the following Board members remain on the Board as their terms do not expire until 2019:

Ben Duhl
Marshall Blaney

The Board discussed officer appointments. Bob moved to table the officer appointments until the next Lake Forest Board of Directors meeting when the full Board could be present; Kathy seconds and the motion passed.

IV. Review of Prior Year Board Actions and Vote to Ratify Prior Year Board of Directors Actions

A list of prior year Board actions was presented.

Upon review, Kathy moved to table until the next Board of Directors meeting; Bob seconds and the motion passed.

V. Owners' Forum

Notice of the meeting was posted on the website and emailed to Owners.

Owners present in person included:

- A303 Ron and Janet Joy
- B101 Sandy and Ken Bauer
- B103 Doug DeLong
- D302 Kathy Chinoy
- E205 Ingrid Basler
- E304 Sue Sorensen
- F202 Hub Helm
- F205 Bob and Mary Ann Bruyn

Hub Helm stated that he had a concern of duplicity of membership of members serving on both the EDC and the Board. Hub stated that there should be a check and balance and that he recommends individuals do not serve on both.

Hub stated that all inequities with regard to which unit/ building receives what remodel items as well as what the assessment/ cost break down to each unit would be per EDC recommendation should be presented to the Board.

Ron noted that per the HOA Governing Documents, dues are currently split differently per size of the unit.

Hub stated that he felt the Board of Directors should be the “ruling body” on items and that the EDC is a “investigatory and recommending body” to the Board.

Janet Joy recommends that the Board members define their position and roles; for example, 1 Board member oversees landscaping and 1 Board member oversees finance, etc.

Hub recommends the Board and Management work together to redefine and establish roles of overseeing vendors.

Janet Joy asked for Owners feedback on current bat activity; it was noted that with the new siding install, it is possible to deter bat activity.

Ron Joy stated that he intends to remain on the EDC and that the EDC was a well-functioning committee.

Mary Anne asked if there was a point during the planning of the exterior remodel in which Owners could provide input on what is completed.

Bob stated that he personally feels that Owners should have input on exterior remodel proceedings.

Janet Joy recommends good communication to the Owners with EDC updates. She requests a presentation to all Owners of cost, finance, remodel specifics/ materials when the time is right

Bob would like to obtain Owner input on remodel options and the “level” of remodel work to be pursued.

Kathy noted that the direction from the Board to the EDC was for the EDC to determine what exterior remodel work was “essential” and then also report on those items that were “enhancements”.

Hub presented recommendation to “lock” the website; it was noted that the financials and Owner / Board information was password secured.

Janet Joy presented the idea to have a Lake Forest Owner control the website.

Ron stated that in order for the Association to be successful, we need to have full buy in and participation by all Owners, not just Board members.

Ron asked what the status of the drainage repairs was. Bob reported that the Board was investigating drainage correction options. Bob stated that retaining wall correction was included in this investigation.

Ingrid stated that she had an ongoing noise issue at her unit, believed to be either coming from a neighboring unit or a common plumbing line. Keith and Kevin will investigate further.

Mary Anne said thanks and expressed her gratitude to all of the Board members that recently served! She encourages Owners and Board members to attend the Board meetings.

VI. Minutes

The minutes from the June 11, 2018 Board meeting were presented. Upon review, Kathy Chinoy moved to approve the minutes as presented; Bob Seibert seconds and the motion passed.

VI. Ratify Actions Via Email

Bob moved to ratify the following actions via email:

8-3-18 Unit sale proceed usage; under discussion

8-3-18 Mite and Aphid Spraying; approved
8-2-18 Owner response re noise; response approved
7-31-18 Landscape improvements; declined (wait until after exterior remodel)
7-31-18 Unit D 203 2nd pet request; approved
7-18-18 Motion to approve to extend funding to EDC; approved
7-17-18 Motion to approve of unit 102 A remodel request; approved
7-13-18 Motion to appoint member limited authority to sign, on behalf of the Association, documents related to the sale of the Association owned unit; approved
6-23-18 Motion to approve unit F 202 second pet request; approved

Ben seconds and motion passed.

VIII. Old Business

The following old business item was discussed:

A. Association owned rental unit; It was reported that the Association owned rental unit has sold. Usage of the sale proceeds is under discussion.

IX. New Business

The following new business items were discussed:

A. EDC; the EDC requests opportunity for meeting with the Board to present current status report.

X. Next Meeting Date

The Board will be polled to set the next Board meeting date.

XI. Adjournment

At 7:52 pm the meeting was adjourned.

Approved: _____ 8-20-18 _____