

**Lake Forest
Board of Directors Meeting
August 20, 2018**

Bob Seibert and Kathy Chinoy were present in person. Marshall Blaney, Ben Duhl, Dennis Murphy, David Ehrenberger and Thane De Puey 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 Director Officer Appointments

The Board discussed officer appointments as follows:

President;

Kathy Chinoy moved to appoint David Ehrenberger for President; Dennis Murphy seconds. David did not accept the nomination. The motion failed. Dennis Murphy then moved to appoint Kathy Chinoy for President; Thane De Puey seconds. Kathy accepted the nomination. The motion passed.

Vice President;

Thane De Puey moved to appoint Bob Seibert for Vice President; Marshall Blaney seconds. Bob accepted the nomination. The motion passed.

Secretary;

Bob Seibert moved to appoint Marshall Blaney as Secretary; Kathy Chinoy seconds. Marshall accepted the nomination. The motion passed.

Treasurer;

Kathy Chinoy moved to appoint Ben Duhl for Treasurer; Bob Seibert seconds. Ben accepted the nomination. The motion passed.

Directors;

Thane De Puey, Dennis Murphy and David Ehrenberger will serve as Directors.

III. 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 ratify actions of the prior year Board; Bob seconds and the motion passed.

IV. Owners' Forum

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

Owners present in person included:

A 101 Gary and Laurel Cushner

A303 Ron Joy
F202 Hub Helm

Laurel Cushner noted that they have listed their property for sale. Mrs. Cushner discussed her concern of the possible assessment. She states that she has heard concern from neighbors of the possible assessment as well as the sale of the rental unit. Mr. Cushner explained that his understanding was that each owner owned an interest in the Association owned rental unit and that the ownership was entitled to a vote re the sale of the unit. Thane noted that multiple communications were sent to Owners re the sale of the unit with minimal overall response and very few responses opposed to the sale. The Board received opinion from attorney which stated that the sale of the unit was a Board action, not requiring Owner approval.

Thane stated that for the record, he is in favor of obtaining Owner vote on any assessment associated with the exterior renovation project.

David Ehrenberger pointed out that the Bylaws give the Board authority to complete actions. He noted that the proceeds from the sale remain an asset of the HOA and that the unit was not a common element and therefore Owners did not have a "1/73" interest in the unit.

Bob noted that there has not been a dollar amount established for the special assessment. Bob would like input from all unit Owners once the renovation project scope and assessment dollar amount to fund is established.

Hub stated that he would like transparency with the renovation project. He would like to know the "cost/ benefit" per building to ensure there is no disparity. Hub would like to know the breakdown of cost of renovation work per building. Hub stated concern for "not" replacing the siding on the interior vestibule areas; Hub recommends that all siding and house wrap, to include within the vestibules, be removed and replaced.

Dennis reported that contractors have inspected the vestibules and they do not believe that removal and replacement of the siding and house wrap within the vestibules is necessary. Completing removal and replacement of siding within the vestibules will be a significant expense which would be an aesthetic benefit only.

Hub also expressed concern of "finger pointing" if there is a future problem and not all of the siding is replaced; he fears that at areas where "the old meets the new", the contractor will state that he did not replace it all, so any issues are not his problem.

Dennis stated that the EDC welcomes all feedback and for Owners to please contact the EDC via email with questions and concerns and they will be discussed.

Ron Joy states that he will continue to serve on the EDC finance committee. Ron stated that from his attendance at EDC meetings, he feels that the architect has a good plan to address the "tie in" of old to new materials... Ron recommends that the Board look at the overall organization and assign each Board member their role.

Ron inquired to the status of the drainage remediation project. Thane reported that his investigations were underway.

V. Minutes

The minutes from the August 13, 2018 Board meeting were presented. Upon review, Bob Seibert moved to approve the minutes as presented; Marshall seconds and the motion passed. It was noted that Thane abstained as he was not present at the 8-13-18 Board of Directors meeting.

VI. Ratify Actions Via Email

There were no actions to ratify since the 8-13-18 Board of Directors meeting.

VII. New Business

The following new business items were discussed:

A. Agenda Items for the next Board meeting; the Board discussed agenda items for the next Board meeting. The following items will be placed on the agenda for the next Board meeting:

- EDC Report; to include report from Finance committee
- Drainage
- Establishment of standing committee's
- Intro to being a Board member

Bob reminded Board members to send email to the Board/ management notifying them of any items you plan to bring up, to include motions, prior to setting the agenda for the next Board meeting, so that the items can be placed on the agenda and properly noticed.

B. EDC report; Dave Ehrenberger provided a brief update on EDC activities to include:

-Update on major facets of the Renovation Project:

-Overall Understanding; Dave noted that the EDC maintains an overall understanding that the EDC is charged with presenting recommendations for exterior renovation project that will meet the needs of the Association in two forms:

- 1- Present "basic" recommendations (this is what "must" be done)
- 2- Present additional options for enhancements (this will be menu form of options in addition to what must be done)

-Materials; Materials under consideration for the project are under discussion, to include:

-Siding; Type, Color and Warranty for siding projects has been investigated. Thus far, the EDC is pleased with the "Pre-Primed LP Product" for siding.

-Decking; Trex decking using stainless steel screws are preferred decking materials.

-Railings; recommendations are pending. Two options are under current discussion;

Option 1 – Remove, repaint and reinstall existing railings

Option 2 – remove existing and install new aluminum railings

-Metal Roof/ siding transition; the “tie in” between the existing metal roof and the siding is under investigation. There is an inherent design defect with the tie in that is under consideration for repair. The roofing contractor and the architect are meeting this week to plan detail to ensure the transition is weather tight.

-Finance; Ben Duhl and Ron Joy are exploring financing options.

-Communications; The EDC plans monthly updates to the Board, which can then be distributed on to Owners.

VIII. Next Meeting Date

The Board discussed upcoming meeting dates. Monday nights at 6:00 pm was preferred day and time for Board meetings. The next Board of Directors meeting will take place in September. The Board will be polled to set the next Board meeting date.

IX. Adjournment

At 7:00 pm the meeting was adjourned.

Approved: _____ Approved via email 8-22-18