

**Lake Forest HOA**  
**EDC Meeting MINUTES**  
7.20.18

**Members Attending:** Ingrid Basler, Patty Tofey, Ron Crist, Ben Duhl, Sue Sorenson, Kathy Chinoy, Dennis Murphy. **Absent:** Josh Chebul, David Ehrenberger, Ron Joy

1. **EDC Minutes 7.5.18:** emailed for approval.
2. **Board Design Request:** Ben told us the Board wants us to submit to them a Basic design of improvements with probable cost. They will want to review that compared to an Enhanced design that includes ALL possible enhancements with probable cost. We all agreed we will be submitting a basic design, and one with enhancements, that will add to the maintainability of the product, as well as having aesthetic appeal. Dennis indicated he has a way to achieve this goal. We will tell Adam Savage we want the best materials for the best value.
3. **Second Design Phase (Savage):** Ben is going to provide us with the exact wording he used at the last Board meeting to present his motion regarding the second phase design money to be paid to Savage Architecture.
4. **Exterior Design Discussion:**
  - a. Vestibules: We agreed in all likelihood we won't be re-siding the vestibules. We will add roof fences to help prevent snow and icicles from cascading off the roofs, and we will get a cost estimate for extending outwards the roof sheds on the vestibules.
  - b. Siding: It was unanimously agreed that we will recommend to the Board to use LP Smart Side with Diamond Cote for our siding. Colors were discussed but not final decisions made. We had a short discussion regarding the use of metal siding as a cost saving alternative to stone, and Patti mentioned Bridges Steel in Colorado as a source for "alpine" metal.
  - c. Garbage and Spa Buildings: We discussed the need to maintain and perhaps refurbish the recycling and garbage building, the spa area and building, and the concrete posts next to some of the garages.
  - d. Chimneys: If we add the grills to the chimney-tops we need to determine the legally required height clearance. We must still address the entire chimney issue as to whether or not we need the grills or are they an unnecessary enhancement.
  - e. Entry Doors and Stair Railings: Repainting the entry doors was discussed, as well as the screening doors some owners have installed. Along with this we noted the question of the stair railings and whether they should be simply repainted or replaced. We will get a cost estimate on what the builder will charge to repaint these doors and railings, along with what it will cost to sand and re-stain the vestibule stairs.
  - f. Windows: the HOA has no report of which unit owners have replaced windows.
    - i. Dennis suggested we ask as many owners as we know within the complex to find out if they have replaced their windows, when, and

who did the work with which manufacturer of windows. He asked us to measure our windows (i.e., frame to frame) to check that his measurements are correct on his survey.

- ii. At to the three-frame window in the first-floor bedroom the replacement is a requirement. However, we want every person to have an option to replace all or some of their windows and sliding glass doors. Through the contractor we could offer a better price if they wish to do this. It would allow for consistency throughout the complex and will be a selling point to get a better price for the overall contracting project (i.e., the contractor could make a profit by selling additional windows).
  - iii. These options should also be explained in the newsletter aforementioned, as well as a credit for those who have already replaced the 3-frame window with a Board approved window and installation. Cindy Lowe should be contacted to allow her to explain her way of arriving at a fair credit. It should be noted that the credit is to be for the purchase price of the product only and not the labor involved when the window was installed. We agreed to get a cost estimate for pre-staining the windows frame required to be replaced.
  - g. Stone: It was agreed the round river stones are dated. We want the stone chosen to match the colors of the entry wall stones to the complex, but not the type of stone.
5. **Newsletter Updates:** Dennis brought up the need to send out another newsletter to the unit owners. Included in the letter should be the 1st draft of the EDC report (i.e., the 3-page report with attached pictures) to the board where the services and costs of Savage Architecture were outlined. Dennis will revise and “clean up” this draft before sending. The purpose of the newsletter will be to inform the owners what we are doing with the second design phase. We want to keep the momentum going forward and give the owners reason to be excited about the outcome.
6. **Financing options:** Ben and Ron met with Bank of the West, Alpine Bank, and First Bank to discuss the most judicious way to finance the project. They ranked First Bank as the most receptive and practical approach. Alpine wanted to know the % of owners who rent out their units. Bank of the West said they need a guarantor for the loan. First Bank stated the need for getting this set up early on and not wait until the last minute. They felt by October or November this should be all set up. No final decisions were made, and it was suggested that Ron Crist’s wife, Amy, be consulted as to how to best proceed. She is a senior Vice President at a large bank.

The meeting was adjourned at 11:15 a.m.

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