

As of 1/31/2019

Lake Forest Owner Emailed Questions and EDC answers Since January 7, 2019

1. Hello Sue & Gary,

Thanks for your message and support. It has been a challenge to get this project off the ground, but we are all glad to be moving it ahead.

I am sure we can get a water spigot added to the back of Building E. I have added it to my growing list of "Things Needed to discuss with the Contractor"

As to doors and extra windows:

I am working with the Contractor, to get final pricing for each extra window or patio door in our complex. I expect to have the exact, installed cost for each optional item before the end of next week.

As soon as I have the figures, I will prepare an information sheet, price list and order form for each unit owner to place their order for any additional windows or patio doors they may want.

Any new window or door would be installed during regular construction phase.

Note: we are all getting a new guest bedroom window included in the project.

If you are still helping with the Landscape committee, now that we have the project "go-ahead", it would be a great time to precisely identify the trees to be removed, or trimmed as soon as weather permits.

We will need 6 to 8 feet clearance around the buildings for contractor access for the re-siding work, and maybe we can do an overall Tree and Shrub Tune-Up at the same time.

F,Y,I, Here is an excerpt of a letter Debbie & I sent to the Board July 1, 2017, hoping to get some attention to our buffer space, overgrown trees and fire safety perimeters. Maybe now we can get it scheduled before the start of construction..

" Landscaping:

· We now know that Summit County is proceeding with the employee housing project known as Lake Hill next door with more than 400 new dwelling units. There is a very limited buffer space between this new development and us. We suggest that the Board commission a landscaping study as soon as possible to develop a plan to plant new trees and other vegetation in the buffer space to give us the best possible separation from the noise and commotion that can be expected from the building, development and operations of this project.

· The hot tub pavilion and center court are one of the outstanding features of Lake Forest. Our center island area currently has a number of overgrown, non-native trees that were presumably planted by the initial developer to provide some minimal degree of landscaping. We hereby ask the new Board to consider commissioning a landscape plan for this area to include removing some of the overgrown trees, add some low shrubbery and make some planting beds. This would make a significant improvement to the looks, feel and beauty of our common area."

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Thanks, again for being part of the EDC and helping getting this project moving!
Dennis Murphy

On Jan 11, 2019, at 19:06, Sue Sorensen wrote:
First. Congrats. Excellent job !

Second. I'm not sure if you remember or who I talked to awhile back, but building E is the only building that doesn't have a spigot (a water supply) in the back of the building. Whoever I talked to said that it wouldn't be hard to include when the building is being done (it's so weird that it is the only one without).

Third. Cathy said I should let you know we will be doing the patio doors.

Fourth. We don't get back until the first week in June but I will be happy to help however I can through out the summer.

Sue

2. From: Jay Wurts
Date: January 10, 2019 at 11:22:53 AM MST
To: Kathy Chinoy
Subject: Colors

Kathy,

Following up on our conversation at the HOA board meeting - I am interested in learning more about the exterior color choices.

From what I could guess from the black and white materials distributed, the tentative color choices look like a big improvement over what the architects recommended last summer.

Does anyone have actual in color renditions of the building showing the colors that are being considered?

Separately why did the EDC not present the board with a menu of significantly less extensive and lower cost renovation options? They certainly went with a bigger project than many people feel is warranted.

Jay Wurts

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Hello Jay,

Thank you for your inquiry. I am pleased to address your questions below.

As to colors: As the EDC considered many possibilities for siding materials, we found that the Louisiana Pacific Smartside® product was far superior to all others in our environment.

Cost was competitive to all others and the basic warranty was 30+ years. Further, we investigated three configuration possibilities of that product; buying it primed, for later painting on site, pre-finished by Colorstrand® or pre-finished by Diamondkote®.

We selected the DiamondKote® system due to its robust finish coating, complete installation system of specialized corners, trim profiles, soffit/facia detailing and ease of installation. This product is offered in a number of standard colors.

The Color Subcommittee chose the color pallet that is shown in the attachment to this message. Just last week we were informed that Diamondkote® has released some additional standard colors, so the committee is re-checking to see if any of the newly available colors would be better than those already selected. We are planning to have a display of the final colors at the January 30th owner information meeting. We have hard samples of all the colors, railings deck material on hand now. We have not yet commissioned an artist's rendering.

As to project cost and size: The EDC presented the Board with a basic residing and repair project and three enhancement options. After much discussion and consideration of all the elements, costs and value of the project, the Board unanimously chose to do the basic and all three options. There is more information about this on the web site and in a document titled; Lake Forest Residing and Repair Project Frequently Asked Questions (F.A.Q,s), also attached.

*With Regards,
Dennis Murphy*

3. Hello Mary Ann & Bob,

I am pleased to respond to your email and comments to Kathy Chinoy regarding the Lake Forest re-siding project. As a fellow unit owner and member of the EDC, I am very familiar with most aspects of the project. As a bit of background:

The EDC met fourteen (14) times total, beginning September 5, 2017, later presenting updates during the Owners Forums at the Association's Executive Board meetings held on March 26, 2018 and June 11, 2018, further culminating in a PowerPoint slide presentation to the Members at the Annual Homeowner Meeting held on June 30, 2018, with additional updates at Executive Board meeting Owners Forums on August 20, 2018 and September 17, 2018 and at the Board Meeting on November 30, 2018. Finally, since the Spring of 2018, there have been ongoing emails to all owners detailing

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the status, progress, estimated costs and considerations of the siding renovation project, including three (3) project updates, one (1) Owners Meeting follow-up communication and one (1) HOA Newsletter sent to all owners by email.

At the Annual Homeowner Meeting on June 30, 2018, a formal siding renovation project presentation was made included documentation of the worsening siding condition, proposed design concepts, a proposed siding renovation scope of work and an estimated cost of the project between \$2 million and \$3 million; a straw vote of the owners present demonstrated a plurality were in favor of proceeding with the selection of an architectural design to be used for contractor bidding.

In response to the assessment proposal of \$40,000+, first of all, I think it is a huge amount to be asking without a vote by the owners. Response: Our Condo

Documents stipulate that the Board of Governors (Directors) have the responsibility to maintain the buildings and the fiduciary obligation to do so in the best interests of all unit owners. In short, unit owners elect the Board members, the Board members acting in good faith for all unit owners, determine the requirements, procedures and costs to maintain the buildings, now and for the future.

Unit owner voting is required in order for the HOA to secure outside financing or to pledge the revenue from routine monthly assessments. The Board decided against using outside financing due to the burdensome requirements and significant extra costs of commercial lending institutions.

It was not possible to establish a cost for the project until the requirements were known, materials researched and plans drawn. Once that was done, we solicited general contractor bids. We interviewed, checked references and conducted discussions with five potential contractors. Three of them submitted comprehensive proposals; we selected one, Excellent Construction. The construction cost of the project was thus established by competitive bidding at \$3,000,000. Ancillary, administrative and enhanced building elements approved by the Board bring the total project cost to \$3,132,000. That breaks down to an assessment of \$41,624 for each 2-bedroom unit and \$44,960 for each 3-bedroom unit.

Secondly, asking people to come up with their first payment five weeks later is asking way too much with such short notice. Response: The residing project was discussed and considered at several Board meetings in early 2017. On September 5, 2017, the Board established the EDC to study, develop and present a plan. Since that time there have been numerous public meetings, questionnaires, owner responses & suggestions and detailed reports by the EDC.

A major factor about timing relates to the unique conditions of our environment in Summit County. First, exterior construction activity can only be accomplished during our summer season, usually April through September each year. Second, there are enormous savings to be realized by doing the project in one season. Third, there is only a small set of qualified general contractors available in Summit County that are available to take on a project like ours, none of which were interested in quoting realistic prices for a multi-year construction period. Lastly, the inconveniences, disruptions, noise and restrictions of unit occupancy over more than one season would present an undo burden to owners enjoyment of their condos.

Thirdly, if people need to do the payment plan, you are going to assess them an absurd

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amount of \$1,250 penalty. Response: Accomplishing this project will require a substantial initial monetary expenditure to obtain the best prices for materials and cover contractor start-up costs. The optional payment plan is in place to ameliorate the financial impact for those owners who prefer to pay over time and to encourage those owners who wish to pay the total amount initially, to do so.

I realize this is a committee and board decision, but I feel it is way out of line asking people to come up with this kind of money and with very short notice. Response: None of us like to have short notice about an important expenditure, but the likelihood and significant cost of this project has been regularly communicated in numerous ways, as outlined above.

The EDC and Board have found that delaying this project can only lead to significantly greater costs, multiple summer seasons of inconvenience, noise, disruption, extended periods of unit access restrictions and for more impact on any sales transactions contemplated by owners.

*With Kind Regards for the New Year,
Dennis Murphy*

4. Hi Linda & John,

Thanks for your message and questions about the residing project. I recall meeting you folks several times; regrettably we have not yet had the chance to get to know each other as neighbors. Debbie and I will be in residence All of March and again most of the summer. Perhaps we can get better acquainted then. Yes, I have been concerned with the numerous deferred maintenance items and the noticeable deterioration of the Lake Forest buildings since buying our condo in 2015. When the Board established the Exterior Design Committee (EDC) last year, I volunteered to be a member. I have some background in condo development and building. Also, I have a sincere interest to see that any repairs or construction work done is of solid, long lasting quality and is a good value for our complex. The goal here is to do my best to see that every penny spent returns a value to all us, many times over. I will try to address your comments and questions below.

This comes from John & Linda Drennan the owners of Unit C-304 at Lake Forest. We met a few times over the past year and I knew you were involved on the committee working on potential renovation to the Condo buildings. I am writing this to you because I don't have email addresses for members of the Board.

Reply: The Board of Directors is listed on the top left side of the Lake Forest web page. Along with many other important documents about our Condo, maintenance matters, financial data and HOA meetings.

See: https://www.srghoa.com/hoa_lake_forest.html I am attaching a copy, F.Y.I.

Needless to say I was overwhelmed with the contents of the email I received yesterday re the scope of the project but especially the amount of the assessment and the timing of payments. While I was very aware of the need for major improvements I had no idea

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that it would amount to this level. Most importantly I am disturbed that owners receive notice of this only yesterday with payments due starting in as little as one month. I never received any notice of the possibility for this level of major funding.

Reply: The first 3 pages of the "Lake Forest Condos Residing & Repair Project Design Prepared by the Exterior Design Committee December 26, 2018" that I thought was included in your package, pretty well covers the concerns you mention. Please let me know if you did not get this document and a copy of the "Frequently Asked Questions" and I can email you a copy. As to timing and the assessment amount, I agree with you that it would have been preferable to have more time for owners to plan about paying the assessment but the reality is that there was a lot of prior notice and discussion, even before the Owners Meeting in June. The EDC could not quote a final cost of the project until we had a suitable set of plans and had conducted a competitive bidding process for general contractors. Once that was done and vetted, the Board moved as expeditiously as possible to insure that the project could proceed, at the prices quoted in this coming summer season.

There was no information in the letter from the Board on what property owners can expect will be the impact on property values when these improvements are completed.

Reply: We all know that forecasting or predicting real estate values is an art, not a science. Yes, that factor has been thoroughly discussed by all. We have solicited input from several real estate professionals. All spoke about the expected positive effect on property values. Also, we found a number of antecedently positive examples in our referenced local examples of similar projects. All indicate (but do not guarantee) a very positive effect upon our property values. New condos similar to ours are selling in the \$650,000 to \$800,000 range in our area, without the superior views and location we enjoy.

Was there any discussion of this during your deliberations? Also, since work doesn't begin until April why are payments starting so early.

Reply: The cost of a contract like this is always "front loaded" to purchase (and secure best prices) of key materials, cover the costs of initial contractor mobilization, deposits to secure sub-contractor services, equipment rental, etc. We expect to need more than \$500,000 in March to get the project underway and a regular flow of funds thereafter. Several Board members were in favor of offering an incentive to owners to pay all the assessment in advance to cover these expected "early" costs. Several other Board members expressed their concerns for this approach and spoke for a more extended payment schedule. The payment plan you see is an agreed compromise by the Board in order to properly fund the project and have the least possible financial impact upon the owners.

I'd appreciate anything you might be able to explain. I'm not sure if you are on the Board now but I believe you were instrumental in the deliberations.

Reply: Yes John, I am on the Board this year. It is a duty and pleasure to serve, but I am missing some very good skiing days. All of the EDC members have put a lot of

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research time, study effort and consultations on the project, so far. I am personally convinced that it will be well worth all the effort.

Dennis Murphy

5. Hello Eileen,

Dennis Murphy here, my wife, Debbie and I own unit C-203. I am a member of the Exterior Design Committee (and more recently, a member of the Board).

Welcome to Lake Forest. We will be in residence during March and all summer.

Perhaps we can meet personally then.

Kathy has asked me to reply to your message; I will do my best to address your questions.

In terms of background and the cost of other similar projects in our area, I believe that the EDC's initial report to the Board explains it pretty well. I am attaching a copy for your review.

Note, that this was a "report" based upon information known at that time. Some items finally approved were different than shown in this report, due to the EDC's research, site visits, discussions with other HOA's, contractor interviews that were conducted and due to final decisions by the Board of Directors.

It was discovered that our buildings had some serious issues, that required remedial work. We found that many other HOA's in Summit County had faced similar issues over the past few years. The best examples we found are in the report. Their assessment costs ranged from \$17,000 (+ windows) in 2012 to \$69,000 in 2014.

The good news in all this is that by doing the residing and repair project now, we expect to preserve our property from further deterioration, significantly reduce the cost of building maintenance for at least 30 more years by using modern materials and good quality building techniques and to improve our property's value.

Looking forward to meeting you,

Dennis Murphy

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With Kind Regards for the New Year,
Dennis Murphy

7, Hello Lee & Jim,

Dennis Murphy here; I am a fellow owner (Unit C-203) and have been part of the EDC since it was first set up by our Board of Directors.

Thanks for your message, information and input regarding the Residing and Repair project.

The copy I received does not seem to include any BOLDING but I will do my best to address your comments.

In case you have not had the chance to review two of the important documents the EDC has produced, I am attaching copies here.

The first is the EDC's report describing the findings and recommending a solution.

The second, is the EDC's final report to the Board and recommendations of a General Contractor.

I believe these reports will answer many of your questions.

As to your comments about protecting the funds, I know that the Board of Directors has set up a special restricted account for this project is taking steps to insure that all funds are properly account for.

Our management company, Summit Resort Group, is very familiar with these type of bank accounts and is guiding our finance committee in setting it up. They currently administer about 30 other HOA's, many of which have completed similar projects.

As to your friend's comments about Local vs. out-of town contractors. The EDC had

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similar concerns and worked diligently to insure that we had the best possible GC for our project.

In short, we solicited a wide range of local, Greater Denver, Colorado Springs & Vail area contractors. We identified, had detailed discussions and site visits with 5 of them. Three submitted competitive bids (1 Denver based, 2 Summit County based). After careful review, analysis and reference checking we selected Excellent Construction of Silverthorne, CO.

You may note that this firm was included in two of the projects shown as examples of similar, successful projects in the EDC's initial report of March 18, 2018.

Excellent Construction's proposal was the most advantageous by price and all other factors.

Not only have they demonstrated success with numerous other similar projects in our area, they have teamed up with an impressive set of sub-contractors.

The EDC and Board are currently working on the final contract and appreciate your comments as to specific items to be considered.

Thanks again for your input.

I am convinced that this project will a very sound investment for all of us.

Debbie & I will be in residence most of March, please give me a call if you are also there,

Dennis Murphy

8. Hello Graham,

Dennis Murphy here; I am a fellow owner (Unit C-203) and have been part of the EDC since it was first set up by our Board of Directors.

Thanks for your message and questions regarding the Residing and Repair project.

I will do my best to answer your questions. Please see below:

1. Is there a contingency for unforeseens in the contractor bid, or does the HOA have a contingency provision, and if so what is the figure or percentage of the contract sum?

We are working on and anticipate finalizing soon, a Cost Plus Construction Contract the includes a Maximum Not-to Exceed value of \$3,000,000. The only extras beyond that amount would be optional enhanced construction features .

In the case the HOA finds some hidden problem or has the opportunity to do some other minor needed repair, the HOA has funds of over \$400,000 in the Building Reserves Account.

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2. What are the retention amounts and defects liability periods applied to the contract, and who is responsible for signing off the project at the various stages?

We will employ an Owner's Representative to monitor, verify and check that all work is of workmanlike quality and installed in accordance with any manufacturer's warranty specifications. That Rep will also examine all Contractor's draw requests along with the HOA Treasurer, HOA President and finally senior account rep of our management company, Summit Resort Group. All Special Assessment funds are kept in a separate restricted account.

3. Who will be responsible for approving the materials used by the contractor, in particular the Fire retardant rating compliance certification for thermal wrap and new siding material?

The owner's Rep

4. Will the contractor be allowed to propose similar materials for approval by the architect/board?

Yes,

5. Will there be an LAD clause in the contract?

NO. This will be a Cost + Fee Contract with a Guaranteed Maximum amount.

6. If LAD's are applied, would the funds be returned directly to the owners?

N/A, but if the cost come in lower the HOA and the Contractor will share any savings.

7. The owners ability to rent this summer will be affected by the construction work, if the project overruns, would the remaining works be completed during winter or be postponed until spring 2020, and which buildings or parts of the works would be affected?

We expect to have substantial construction completed by October 1, 2019. Very limited exterior construction is possible here beyond that time.

8. What is the direct benefit to the 73 home owners of having to arrange their own finance when as recently as September, one of the options on the table was an HOA loan to be paid with monthly dues?

A number of financing options were considered over the past year or so. The Board of Directors selected the final plan which did not include any HOA direct financing.

9. Why has the homeowner vote to approve the project referred to in a previous update on the exterior project not taken place?

Under Colorado Condominium Law and in accordance with our recorded operating documents, the owner's vote for the members of the Board of Directors, the BoD

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manages the business affairs of the HOA, including common maintenance, repairs and necessary renovations.

10. Can we have the boards proposal for financial assistance available to owners who are unable to raise the required finance for the project?

There is a one time and a phased in payment option. The HOA does not have financing capabilities. Owners who require long term financing will be self-arranging.

Thanks Graham Jackson

You are very welcome Graham.

I hope I addressed your questions. Please let me know our unit number for my Q&A records and what is LAD?

With Regards,

Dennis M Murphy

9. Hello Karen,

Dennis Murphy here; I am a fellow owner (Unit C-203) and have been part of the EDC since it was first set up by our Board of Directors.

Thanks for your message and questions regarding the Residing and Repair project. I will do my best to answer your questions.

The credit only applies to the 3-sash guest bedroom window. That is the only window or door being replaced as part of the residing project.

That window was found to be the most worn and leak possibility in our buildings, due to its vulnerable exposed position, poor original installation details and lack of proper flashing.

Sorry, there is no credit applicable to any other window or door.

How are your new patio doors working out?

Regards,
Dennis Murphy

10. Date: Carl & Sherri Kroonenberg January 30, 2019 at 08:47:15 EST

Hello Board members,

As of 1/31/2019

My wife and I (Sherri and Carl Kroonenberg) own unit F302 (three bedroom unit with loft). We are not full time residents. We live in the Denver area and stay at our place periodically. Also, we do not rent our unit out.

Dennis Murphy here; I am a fellow owner (Unit C-203) and have been part of the EDC since it was first set up by our Board of Directors.

Thanks for your message and questions regarding the Residing and Repair project. I will do my best to answer your questions. Please see below

I had sent Kevin Lovett an email awhile back with a couple of questions. He said he would forward to you and have you respond (scroll down). So far, I've not heard from any of you.

Please accept my apology for the delay in responding. We are all volunteers here and have been a busy with all the details this project has required.

Our question about replacing other windows other than the 3-sash bedroom window has been answered in another email Kevin recently sent.

Do we need to submit a request for credit form for the 3-sash window we replaced 1-2 years ago, even though you should have documentation of approval for that window? *Please submit the Credit Request paperwork. If you have any paperwork from Summit County about the Permit, that would be helpful too,*

We also replaced both of our patio doors, per board approval about 3 years ago. Will there be any credit for that as well?
No.

Unfortunately, we will not be able to make the meeting tomorrow night. We were really hoping we could come. We are very curious about the architectural details and what the final plans look like. Is there any way you can submit the details via email?

Yes, plans and sketches will be available and will be included in the information package from tomorrow's meeting.

Just curious, is the board having all the siding on the interior of the units being replaced as well, and if so, for what reason? Also, will the minutes of the meeting tomorrow night (1-30) be available for the owners to view on the Lake Forest website? *No interior work is planned except trim work around any new windows or doors that are replaced during this project.*

In all honesty, we are very disappointed with the final assessment fee for each owner. At the meeting last summer, it seemed quite clear that the cost would be about \$35,000 per unit, and hoping that it would be even less. The cost jumped \$10,000 to \$45,000. That is a significant sum of money for anyone to have to pay. I talked with our insurance agent hoping to have some coverage for the fee (unfortunately it's very

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minimal), and she had told me that she has never heard of an assessment fee be that high before. In fact, she was quite blown away.

The estimates given at the owners meeting was "between \$2 Mill to \$3 Mill. It may be helpful to review the Scope of Work to see a listing of all the work being done. Please let me know if you need another copy of this document.

We know the EDC/Board has put in countless hours in research/evaluation and trying to make the best informed decisions as possible. We sincerely appreciate that. And we know these decisions don't come easily, which we respect. But again, a \$45,000 assessment is just an overwhelming fee to have to pay. It's very unfortunate.

I can really agree with you on the wish that a proper job could be done for less. As the EDC and Board has discovered during this process, many items are interrelated and must be done together.

Starting with the soffit and fascia where serious deterioration is enabling our bat infestation problems.

To repair that, all gutters, downspouts and heat tape systems must be replaced (which are also in bad condition)

Next the siding itself, well which is over half the total cost.

The 3 sash bedroom window (which you have already replaced) is a problem due to it's poor initial installation and location in the building of maximum exposure.

Next, the metal and stone wainscoting is need to protect the lower portions of the buildings from moisture penetration and rot. This problem has occurred a number of places and not been properly fixed with past repair attempts.

Finally our decks and balconies are in seriously bad condition, piecemeal patchwork to fix them is expensive and of very short duration. Will be replacing a decking with a modern, long life product and replacing te railings with aluminum for long, maintenance free life too.

We are not residing the vestibule interiors, trash building or SPA building now as a cost saving measure.

Much more detail is available in the EDC reports to the Board. I believe these are on the web site but, I would be glad to email you a copy if that would be helpful.

Thank you for your message and thoughtful inquiries.

Please let me know if I can be of any further help.

Dennis Murphy

11. Hello Connie & Tom,

Thanks you for your comments and support of the Lake Forest renovation project.

I will be pleased to help you with the new Patio doors.

Please fill in the second page of the attached order form and email it to Kevin.

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I will get you doors added to the list and keep you informed.

*Regards,
Dennis Murphy*

On Jan 31, 2019, at 10:28, Tom Moore wrote:

Morning Dennis,

Late night meeting for you last night! We cannot even begin to thank you for all the work and effort you have put in on this huge Lake Forest project. Lots of appreciation expressed last night. The entire board has been fantastic and put in an incredible amount of time and effort and we REALLY appreciate it! We are really fortunate that you and Debbie sold your last condo and chose to come here! AND that you are willing to share and contribute your expertise. You have been an incredible asset to this renovation project! The board we now have is the strongest we have had since we have been owners here and is so nice to have people who really care about keeping our complex a fantastic mountain property! It really is in need of this face lift. Thank you! Tom and I want to let you know we are planning on doing the 2 sliding doors in our unit, so do add us to that list.

See you at Lake Forest. Enjoy your time in Florida this winter.

Connie and Tom Moore
D103

12. Hi Cindy,

Please see my reply below:

On Jan 31, 2019, at 10:15, Cynthia Lowe wrote:

Dennis we are in Fort Lauderdale until February 17. Then heading to the condo. I will print the form but the information I need is in Colorado. Is there a time frame for submitting?

March 30th. Please complete the attached for so we can consolidate all the credit requests and organization the inspections for everyone who has done a replacement.

I think we were the first approved window replacement. I would have thought the HOA would have the list of approved replacement.

The HOA records seem to be incomplete, so we are wanting to verify each one and be sure we get it right.

Once I get the information to do I send to you?

Please email it to either me or Kevin.

As of 1/31/2019

Thanks so much for all of your work! We were surprised by the time line and the cost but fully support the recommendation and all of the work of the EDC

*Thanks for your support.
Dennis Murphy*

Sent from my Verizon Motorola Droid
On Jan 30, 2019 10:59 PM, Dennis Murphy <dennis@dmurphy.net> wrote:
Hi Cindy,
Here is the order/Credit form.
Please call or email me to discuss.
Regards,
Dennis Murphy

13. Lakeforest_upgrade project_updated Jan 29 2019
Leanne De Puey, E301

*****Questions were received 1.26.19. Responses (on 1.27.19) are preceded by "A." and are indented.**

*****Additional clarification questions, dated, 1/29/19, preceded by "B"**

Board Members, elected by and representing the association members, to communicate open, clear, and transparent information on all projects related to member assessment fees.

Lake Forest HOA WEB site - Why has a chat section not been included for owner questions and comments? Currently it is only a private/internal communication via e-mail amongst Board/EDC members. I would imagine many owners have the same question?

A. Interesting (and modern!) idea—we will explore this with Summit Resort Group.

The Board Meeting held Thursday, Jan 24, 2019, did not include an open owner's forum, why not? It should be mandated that every board meeting have an open owner forum?

A. Owners are always notified of upcoming Board meetings and welcome to attend. Also, at every Board meeting, owners are offered opportunities, in an Owners Forum format, to address the Board with their questions and/or concerns. An exception was made for the special Board Meeting held on January 24, 2019 when no owner forum was planned due to the brevity of the agenda planning for the Owners' Forum on January 30, 2019. However, when an impromptu and contentious motion was made toward the end of the meeting, input from all attending owners was entertained.

B. Subjective. Why? I was prepared and prevented from presenting/reading my questions at the Jan, 24, 2019, meeting. Mandate all Board Meetings provide an open owner forum.

As of 1/31/2019

The Owners Open Forum scheduled for January 30, 2019 – is WebEx being provided in addition to a dialin conference number? Why not, as many owners may not be able to attend in person based on short notice and in the middle of a work week? This is important!!

A. While we agree, our HOA management company does not currently provide this service. We will have a conference call option available for owners who cannot make the meeting. Also, we are sending out a PDF of all the documents that will be shared via email ahead of the meeting.

B. When/what date will the e-mail be sent providing appropriate documentation?

Board meeting minutes are not up-to-date on the Lake Forest HOA WEB site. The latest is Nov 2018.

A. All official (i.e., approved) minutes of Board and Committee Minutes are promptly posted to our HOA webpage. Approval of draft Minutes (and any corrections) occur at the beginning of the subsequent Board or Committee meetings. As a result, posting of Minutes may be delayed. At the January 24, 2019 Board meeting, for instance, the official minutes were approved and then promptly posted to our webpage where they may be now found (1/26/19).

A picture of the siding project should be prominently displayed on the Lake Forest HOA WEB site and not buried in an EDC document dated 6/30/2018.

2

A. Good idea, we will work to make this happen ASAP.

It was noted a lawyer present at the Jan 24, 2019 Board Meeting. When were needs for a lawyer discussed/retained? I see no mention in any board meeting notes. Who is paying for this lawyer? Does

this lawyer represent the Board/EDC Members or the greater population of home owners?

A. The President of the Board elected to have our HOA attorney, Mark Richmond, present for purposes of introduction and as a resource for Board members. Mr. Richmond attended pro bono and at no cost to the HOA.

B. Why is the Pres of the Board allowed to elect a pro bono lawyer and not the entire Board? Per highlighted item, this lawyer represents the Board/EDC. Shouldn't this lawyer represent the entire home owner population? The perception is that the lawyer represents the Board and comes across as Board against general home owner population. Is this lawyer an expert in construction and construction projects?

The Siding Renovation project notice dated Jan 10, 2019, was received via mail at my house on Jan 17,

2019. The first installment payment is Feb 15, 2019. This gives the general home owner population 29

days to get their finances in order which is unrealistic. The board has been privileged with having known

of the pending assessment for months & has had a far longer time to get their finances in place.

A. In addition to the formal Registered Letter, all owners received emails with the identical

As of 1/31/2019

information on January 11, 2019. The work of the Board and the EDC on the siding renovation project was done as expeditiously as possible over the past 1.5 years. It is was also important to ensure we have properly vetted siding materials, vendors, contractors and other factors in preparation for the final renovation proposal and options that were presented to the Board on January 7th, 2019. This Final Siding Renovation Project was unanimously supported by action on that date by the entire Board of Directors. The timing of notice of the Board-approved special assessment, though in keeping with our Bylaws, does indeed offer a short timeline till the first assessment installment on February 15th. The Board considered—and was very sensitive to—this at length and, as a result, proposed an installment plan over a period of 5 months (without penalties or interest for on-time payments). Additionally, the Board understands that our Declaration of Covenants allow for a 30-day grace period for any assessment payments due.

B. Interesting

Terminology of A vs B vs C ranking of a complex. When was the study completed to determine how Lake

Forest was ranked? The methodology used for this study to be disclosed. Posted to the Lake Forest

HOA WEB site?

A. This reference is conceptual and for discussion purposes. It is the opinion of Board an EDC members, informed by completed site visits to similar HOAs that have completed similar siding renovations, that the LF project has siding that is not only is serious disrepair but also dated—both of these factors likely impact the real estate value of our HOA and units.

B Terminology/methodology of a conceptual A vs B Summit County complex rating not provide, not transparent. Does “A” complex mean, having stone/metal wainscoting installed (cosmetic).

Has an independent construction project manager been hired to make sure the project is completed

with quality products, quality workmanship, on time and within budget? Do you believe the project

manager provided by the construction company would really be able to police him or herself? Think

Denver VA Hospital project.

A. The vetting of potential Project Managers will be completed ASAP and well before the project is started.

B To clarify, the Board is hiring an independent project manager not employed by the construction company.

3

Why was the most expensive bid selected??

A. The contractor bid unanimously accepted by the Board on 1/7/19 was the *least expensive*—in fact, the initial bid from this contractor, Excellent Construction, was further negotiated down by ~\$300,000—for a total project cost that is *\$1,000,000 less expensive* than the highest bidder (Travis Construction of Silverthorne). An important note is that Excellent Construction was the only contractor who presented a “*not-to-exceed*” total project cost.

B Clarification/confirmation that the total project is “*not-to-exceed*” total project cost. No additional monies needed to fund the completion of the project. Our \$500,000 fund from the

As of 1/31/2019

recent sale of the condo is not to be used for renovation costs. What if some percentage of the home owners are unable to pay and the HOA has less money collected than the full amount of \$3,132,000 to pay for the job? Hypothetically, what if we are short by \$700,000, where does this short fall money come from to pay for this job? Does the HOA take out a loan, how will this be addressed?

Is this siding project a cosmetic want or an “end of useful life” with significant risks of barrier failure, wood rot, structural elements failure and pest infestation need?

A. As was shared at the June 2019 Owners meeting, there are obvious and extensive siding defects—including evidence of poor original installation—observed by simply walking around the complex. Formal engineering evaluations were also conducted that documented the siding defects and areas of failure with the conclusion that the siding was nearing its end of useful life. In the March 26, 2018 report to the Board, the EDC provided a formal siding renovation project update that included the due diligence and details documenting the condition and defects of our buildings siding.

B Why did the Board not select the LP Smartside material with Diamondkote finish to replace all siding on the building. What is the project cost to go with the above stated siding only with no stone/metal wainscoting installed? Why spend an additional amount for the stone/metal wainscoting portion? Cost analysis for a project with just the LP Smartside material with Diamondkote finish to cover the buildings and then what is the extra cost for the stone/metal wainscoting?

Per the annual home owners meeting held June 30, 2018, it was discussed to set a maximum assessment fee of \$15,000. Why am I being assessed \$44,960?

A. There was discussion at this owners’ annual meeting about requiring owner approval for assessments in excess of \$15,000. There was no action at this meeting. Furthermore, at subsequent Board meetings, no Board member or owner presented this topic for discussion or action.

June 30, 2018, meeting minutes cut/paste

Thane De Puey proposed that the Board investigate changing the governing documents so the Board cannot levy an owner assessment greater than \$15,000. In a show of hands, 27 owners were in favor of this action.

A. See above. The deliberative and decision-making process of our HOA, as defined by our Bylaws, Declarations and Governance Policies and Procedures, require following the processes defined in these same documents to make this change. Thane or any other owners desiring to advocate for this formal change to our governing process have had this opportunity to present to the Board and have not done so.

Payment plan – per the Jan 10, 2019, letter, it states payment can be made in full on July 15, 2019. Per

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the FAQ, the three bedroom figure is \$44,960, and the Special Assessment bill states \$45,009. Why the difference??

4

A. The January 20, 2019 letter is the official notice of Special Assessment. The error of \$49 here is in the Q&A document was noted at the January 24, 2019 Board meeting and has been corrected.

B My mailed, printed copy states \$44,960. I have received no correction via mail.

The monies received on the installment plan, what interest bearing account will it be placed into? How will the interest be used?

A. This will be discussed at the owners' forum on January 30, 2019. Is it listed on the agenda?

The stone/metal wainscoting portion of the upgrade project surrounding the lower portion of the buildings will provide additional insulation due to the nature of the material. When pulling the siding off the upper portions of the buildings, will the insulation be upgraded and improved? Is there a concern for rain/hail damage to the exposed insulation and support structure during the construction period?

A. The buildings' insulation is behind the plywood sheathing. Insofar as the scope of this project is limited to the siding and 'vapor wrap'—both superficial to the sheathing—there will be no updating to the insulation of the building. Needless to say, removing all the plywood sheathing and upgrading the insulation would dramatically increase the cost of this project. Ed Storako, the owner of Excellent Construction, will be available for questions at the owners' forum.

B rain/hail damage to exposed insulation and support structure during construction phase – not answered.

Additionally, will the stone/metal wainscoting portion go around all buildings including the back side of the units closest to the freeway? Ex: back side of building E.

A. Metal wainscoting will be used on the back sides of Buildings E&F, and on some non-visible areas (for example, on the rears of all garages).

Once the stone/metal wainscoting product is installed at the base of all buildings, is there a concern of soil erosion at the bottom of the wainscoting with essentially causing a gap? This issue is very apparent at properties located in Breckenridge.

A. Great question and one that has been explored extensively with Excellent Construction. This issue will be addressed by proper installation of the wainscoting and improved drainage.

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For uniformity sake, are all windows included in the redo? Why are the sliding glass doors not included - rationale?

A. The 3-sash bedroom windows in every unit were determined to be the highest priority for the owners and the HOA (due to their exposure to the elements/water, poor installation details and visibility). To ensure the siding project is focused on the highest priority renovation needs yet remain as cost efficient as possible, the Board has decided to limit the required replacements to these windows. To require replacement of all windows and/or all patio sliding doors would have increased the project cost and special assessment by an estimated 30%. However, given the scope of the planned replacements, the Board was able

to secure substantial discounts on high-quality Pella windows/patio doors and their installation for those owners that choose these optional replacements.

Exact number of home owners that have already upgraded their sliding glass doors? Why just deciding

to upgrade the 2nd bedroom windows? On the 2nd bedroom window, how many condos out of all the

condos have a current issue with leaking – exact number? Why not all windows included in this project?

- A. See above.
- B. How many (exact number) 3-sash bedroom windows leak out of the entire number of Lake Forest units? Poor insulation is the same issue I have on my sliding glass windows. Visibility would be cosmetic.

I understand I am able to buy sliding glass doors during the construction phase of the project – per the

FAQ, I am able to replace my sliding glass doors at an attractive price, what is the price?

A. See the Lake Forest Window Order Form emailed to all owner this past week for details.

What about screens on all windows? Will screens be made for windows that do not have any?

- A. All new 'opening windows' and doors will come with matching screens.
- B. Per the Window credit request and order form dated 1/21/19, the cost per each sliding patio door is \$3253 and includes the door, insulation, taxes, permits, inspections, and interior finishing. It is not explicitly stated in this document that the door is included, please confirm. Can the construction company install other manufacturer patio doors? According to our window document on the WEB site, Windsor, Quaker, Marvin, and Anderson are also approved. Why do I have to use Pella?

Garage doors are custom and unsightly. When all the siding is removed, will the frames be modified to

now accept standard off-the shelf garage doors purchased at a local mega hardware store?

Owners are

currently responsible to maintain custom garage doors and panels which are no longer available. How

will it be addressed going forward? Also framing around doors needs to be replaced.

A. The garages will be resided with the same LP Diamond Kote lap siding used on our buildings.

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Structural changes to the garages or any other HOA buildings, and replacement of garage doors, are not within the Board-approved scope of this project and would substantially increase the overall cost of the project.

B Will the new siding installed on the garage doors cause additional weight to the door then causing damage to my door opener motor and support structure? I ask in that changing out the door on my garage door at home, weight was an issue with the motor.

Aluminum balcony railings – no painting, no upkeep, no updates? Safety? Provide link to vendor safety documents.

A. The EDC and Board explored several options regarding the railings, including refurbishment of existing railings, new custom aluminum railings and an aluminum railing system that can be modified to fit on site. The latter was chosen—Regal Railings—because it has the best short and long-term value. Examples of this railing system will be presented at the owners' forum. This quality product will be installed according to the city's construction code and safety requirements.

Balcony decking, link to manufacture WEB site detailing safety aspects of the decking. How many adults are allowed on the balcony? Maximum weight limits?

- A. The Balcony decking will be installed according to code and safety requirements of the city.
- B. Not answered, what is the weight maximum for the balcony? How many adults? I do not want an excess on the balcony and have it crashing to the ground.

Improved and updated lighting in all stairwells.

- A. Great idea but this is out of scope for the residing project.
- B. The Jan 10, 2019, letter states the upgrading of our building signage and electrical fixtures. Does this not include the lighting in the stairwells? The lighting is so poor at night in my stairwell I need to use my flashlight app to put the key in my front door, safety concern.

6

Man door from 2nd bedroom is greatly deteriorated from sun, are they going to be replaced?

A. Also, a great idea and will be addressed as an option for owners by the Board. The man doors are currently out of scope as well, however.

Why is the garbage/recycling building redo not included in the initial siding renovation project? Why

requiring additional dollars? Why the stone/metal wainscoting not to be placed on this building?

Consistent uniformity. Note: FAQ – natural stone & metal wainscoting to be at the base of all buildings.

A. Again, to meet the Board direction to present a final siding project that is both cost effective and provides a quality and attractive final result, the main buildings were our priority. The garbage/recycling building and spa do not require the same quality of siding and weather protection as do the owners' units. As a result, they will be painted to match that color scheme of the entire complex as a cost saving measure.

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B Uniformity of the project to have the natural stone & metal wainscoting on all buildings? The FAQ stated – natural stone & metal wainscoting to be at the base of all buildings. Why the written documentation discrepancy as compared to your response?

Why is the hot tub building not included in the initial redo? Why requiring additional dollars? Why the stone/metal wainscoting not to be placed on this building? Note: FAQ – natural stone & metal wainscoting to be at the base of all buildings. Will a permanent barrier around the hot tub be included to keep non-residents from climbing over the wall?

A. See above. Additional enhancements, such as a permanent barrier, are out of scope for the residing project.

Why only the rear walls of the 14 building vestibules to be resided? According to the FAQ, all new siding on all 6 residential buildings, are the vestibules not considered exterior?

A. See above. Cost saving measure for exterior siding that has minimal exposure to the elements. Paint to match the complex.

B Why fix only the back wall as it is the same as the side walls with “minimal exposure” to the elements?

How was the building order determined with which building would be first and last during the construction project? Why is my building, E, last? What if the project runs out of money and is not

completed by Oct 1, 2019 and building E is never started or finished? Do I get my money back?

A. The order of the buildings in the siding renovation project plan is meant to make this work most efficient and to finish the project in a single season. This was informed by the recommendations of our contractor. Excellent Construction indeed has an excellent reputation for on time and in scope completion of major renovation projects like ours.

B Not answered, what is the guarantee? Is there a penalty clause to the construction company if they do not complete the project on time? Skin in the game. If the project runs out of money and is not completed by Oct 1, 2019 and building E is never started or finished? Do I get my money back?

During construction, we will be prevented from entering our property for a period of two days. I see this

as a significant hardship & burden. Also noted that the lake front buildings bottom floor owners will not

experience this hardship as they have two entrances to their property. Who will pay for hotel costs?

A. We agree, this project will present hardships for all owners and in varying ways and degrees. We are working hard with the contractor and his team to mitigate these challenges while keeping foremost the safety of owners and their unit occupants.

B My hotel costs, as not all home owners will experience this hardship/burden?

7

As of 1/31/2019

Parking during construction of the project will be an issue with stored construction materials, construction equipment, and construction worker vehicles. How will this be addressed? Require owner/occupant to park one vehicle in their assigned garage? If there is any damage to an owner's

vehicle during construction due to construction, how will the Association cover the damages?

A. Parking will be an intermittent problem during construction. Parking areas that are safe and out of the way of construction will be communicated to all owners over the duration of the project. Our contractor has liability insurance to address damage to HOA and owner property.

B Require owner/occupant to park one vehicle in their assigned garage? They should be required to park one vehicle in their garage. Note: some owners use their garage for storage only and not for their vehicle.

Lost rental income may be burdensome for some of our owners, how is this going to be addressed?

A. This is an unavoidable consequence of this important HOA project. The Board has notified all owners of the restrictions that will be required of owners and that this will impact the use of units by themselves and renters.

What is the rationale for what is included and not included in this project?

A. Great question and exactly the purpose of delegating the ~1000 hours of due diligence work to a volunteer committee and the Board of Directors. The rationale can be found in the minutes of the EDC and the Board of Directors. For further information, please contact members of these committees.

We need the facts and all the facts to garner each homeowners buy-in for this deemed project as it

involves a very large personal financial investment.

A. Agree that owner buy-in is important. That is why the Board and EDC have provided ongoing updates and communications during the duration of this project to date. In addition to a formal presentation at the Owners' Meeting on June 30, 2018 and to Board meetings that are open to all owners (in person and by phone), there have been ongoing Board-directed emails to all owners detailing the status, progress, estimated costs and considerations of the siding renovation project, including three (3) project updates, one (1) Owners Meeting follow-up communication, a window replacement questionnaire and two (2) HOA Newsletters (Spring and Fall) sent to all owners by email. The final Board-approved renovation project, special assessment and payment schedule, along with the siding renovation project Q&A, were sent to all owners by email and by Registered mail on 1.11.19. Finally, all Board and EDC minutes have been and are accessible for review at any time by owners on the HOA website:

https://www.srghoa.com/hoa_lake_forest.html

All owners are welcome to attend Board meetings and/or reach out to Board and EDC members with their questions.

8

Will a straw poll be taken one or two days following the Jan 30th open forum meeting by all home owners?

As of 1/31/2019

- A. This is a consideration of the Board.
- B. Should be a mandatory requirement!

I have the right to know how my \$44,960 assessment fee is being spent.

A. You are absolutely correct. The Board of Directors very much appreciates your insightful questions and the opportunity to address these important details.

PS Note the correct spelling on my last name: Leanne De Puey

14. Hello Ann Marie,

Dennis Murphy here; I am a fellow owner (Unit C-203) and have been part of the EDC since it was first set up by our Board of Directors.

Thanks for your message and questions regarding the Residing and Repair project.

I will do my best to answer your questions. Please see below

-----Original Message-----

From: Ann Marie Heneghan
Sent: Tuesday, January 29, 2019 2:57 PM
To: Kevin Lovett <klovett@srgsummit.com>
Subject: EDC informational meeting

Questions:

I have grave concerns about the HOA payment schedule. Four installments, February to July, homeowners must pay in full by July. Why? Project is not projected to be completed until October, 2019. If in October all lien waivers are procured and punch list is satisfactorily completed, generally the last 1/3 of the contract price is released from escrow. So why is the homeowner responsible to pay in full in July?

The assessment payment schedule was determined by the Board of Directors to insure that Lake Forest had, on hand, the funds necessary to insure completion of the project. As you may note by reading our Documents, there is a provision of a 30-day grace period for timely receipt of payments plus a provision for handling any late payments or defaults.

What is the payout schedule to the contractor?

There will be a substantial initial payment to secure and order most of the materials, mobilization and county fees. After that we plan bi-weekly construction draws, based upon work completed.

Is the chosen construction company bound by a performance clause in the contract? What are the financial provisions/impacts of not completing the project by October, 2019.

Our general contractor is Excellent Construction. We are now in process of contract terms negotiation. The HOA Board and HOA attorney will review and approve all final terms and conditions.

What landscape protections have been spelled out in the negotiations with the contractor?

As of 1/31/2019

We know that a number of trees will have to be trimmed or removed for construction access. Also, we are aware that some trees are in conflict with the Summit County fire safety guidelines. The Landscaping Committee is working on this issue.

If by chance you have a special interest in this part of the project, you may wish to let the HOA president know and inquire about joining or helping that committee.

Do we have a committee assuming responsibility for oversight of the construction? Not Kevin, not Keith, not the general contractor or architect, but HOA members with construction experience and knowledge.

First, some members of the EDC have volunteered to serve on the construction committee. Also, we will have a qualified construction professional, working for us as our "Owner's Representative. His duties will include monitoring construction methods, progress, code compliance and auditing draw requests.

How is the construction escrow being monitored? How many signatures required to release money?

Yes, see above. Three the special restricted account is set up to require three signatures.

*Regards,
Dennis Murphy
Unit C-203
772-321-3606*

15. On Jan 31, 2019, at 10:57, Carl & Sherri Kroonenberg wrote:
Hello Carl & Sherri,

Good morning, Dennis. Thank you for your reply. I certainly respect how busy you all must be, so I appreciate you taking a moment to respond.

Thanks for your comments. Please see replies below:

We hope the meeting went well last night. Again, we were disappointed to not be able to attend. It's a challenge to get away during the week with our work schedules, especially since we live in the Denver area.

Regarding the sketches, we are trying to understand the new roof line. It appears to be quite the addition up top, assuming to cover chimney stacks? Since we are on the top level, will our skylights and light coming in from them be blocked due to the new roof addition? We're hoping not.

The sketches used in the presentation are a "work in progress" I am attaching to this message the next generation of sketches, that also describe the initial color selections.
There will be no additional roof caps or protuberances.

Also, from the sketches, it's a little hard to tell what the new siding color will be?

Please see attached color sketches.

We are opting for the payment plan for our assessment. Are we allowed to pay via our credit card?

No, The HOA has no facilities for credit card payments on the roofs.

While we're not pleased with the very significant assessment fee, we do sincerely appreciate the time and effort the EDC and Board have put into this.

Thank you for your comments. Everyone one of us who have served on the Exterior Design Committee and Board are absolutely committed to see that we get the best "Bank for the Buck" and insure that this project a very positive value for all !

The following is a compilation of owner comments and questions from the Owner Information Meeting held on January 30, 2019

1. Could we have selected a lower cost option for the Lake Forest siding project?
 - a. **NO.** (ask me how I really feel) Lake Forest is in a high alpine environment. Materials we need to use to protect the building and minimize water intrusion and snow are not the same materials that could be used in lower elevations. Hardie-Board, fibrous cement, has had numerous problems is not recommended in a high alpine environment. LP SmartSide treated with a SmartGuard® process to withstand extreme temperatures, high humidity, freeze/thaws, fungal decay, and termites is the product recommended by most builders and contractors in Summit County. The LP SmartSide which is reengineered wood that can be finished in 3 ways:

DiamondKote proprietary paint process using metal oxides from rock that will stand up to the same elements that rocks are exposed to and has a rigid stacking system that allows workers to handle and line up easier reducing labor costs. There are many other components other than siding such as trim for corners, pieces to go around cable and electric boxes. Higher cost for product but lower cost for labor. Just about the same cost as Color Strand.

Color Strand that pre-finishes color on its siding. Higher cost for labor but lower cost for product.

Primed that needs to be painted at time of installation and every 5 years thereafter.

We were able to secure the best contractor for our project who is experienced in large siding projects and solving issues that may arise. He was the only contractor who did as the EDC instructed to research and find the best value products for high alpine environment. He will be on the job site every day to ensure problems are resolved and workers are busy. His bid not to exceed \$3,000,000 was the lowest and came in 10% lower than next lowest bid. One unusual thing about the contractor that he will not be creating change control for every issue he runs into, instead he just handles the issues as they arise and finds it is cheaper to do that rather than stop the construction process and delay the timeline. The architect was able to help us find real stone that at low cost (define). The framer and his crew who are contracted to install the siding are experienced in installing DiamondKote rigid stack system and has completed a **Large** project in Steamboat Springs (Lake Forest doesn't have to pay someone to learn the system).

Need to talk about fixed price bid.

As of 1/31/2019

2. BOD Construction draws: \$500,000 deposits for materials then \$125,000 every 2 weeks until final payment of 10%.
3. Special assessment will be deposited in a new interest-bearing account dedicated to the siding project. Fidelity insurance was increased in consideration of the large balance in this account.
4. Pella windows were selected because of better pricing the contractor can obtain. The windows selected meet high alpine environment considerations and building codes. (is this true?)
5. This is a Siding project and the work focuses on replacement of siding and items that have to be touched during the construction process: decks, railings, guest bedroom windows with old installation process that makes them susceptible to water intrusion, gutters, heat tape (warranty is voided once touched), and possibly light fixtures if they are not reusable or damaged during construction process. Anything out of scope would have to be considered by the BOD as maintenance items.
6. Construction contract for general contractor will be reviewed by Lake Forest BOD members, Dennis Murphy, David Ehrenberger and Kathy Chinoy (retired attorney), and Lake forest attorney Mark Richmond,
7. May need to include some language about non-payers, liens, late charges / default interest that attorney mentioned
8. Summit County contractors cannot commit to a firm completion date on construction projects because of inclement weather that can delay a project extending the timeline: late thaw, snow sometimes in May and rain.
9. All lower level patios will be power washed, minor repairs made and stained. There will be railings with gates.
10. The contractor will be looking at the drainage issue that has been discussed over the last several years and reserves have been designated for and any other drainage issues to determine solutions.
11. Vestibules will be painted. Stairs are not damaged beyond repair and will be deferred maintenance to be power washed and stained

