

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, April 26, 2008
County Commons

Board Members	Doris McFeeters	204A	Charles Boley	306F
	Dave Haraway	305F	Marshall Blaney	103C
	Bob Bruyn	205F	Dave Craig(Phone)	303E

Others	Bob Polich	Mountain Systems, Inc.	Tom McFeeters	Unit 204A
	Mike Castaldo	Premier Property Management	Bev Bailey	Unit 104B
	Marty Anderson	Premier Property Management	Jim & Carol Tedrow	Unit 101B
	Rose & Marty Tarabocchia	Unit 301B		

The meeting was called to order at 2:00 PM by President Bob Bruyn.

Minutes. *The minutes from the Feb 9, 2008 were approved as written. (Haraway/Boley,4-0).*

Landscaping. Proposals from Neils-Lunceford Landscaping for tree deep root feeding in the amount of \$750 and moving of three trees from the spa area in the amount of \$3,500 had been provided to the Board via email. *The Board had approved both proposals via email. (5-0).*

Marshall Blaney arrived at 2:10 PM.

Owner Comments. Comments and questions by the owners included a concern regarding the snow removal on the walkways this winter; a suggestion of a welcome package for new owners; a concern regarding an incident at the spas this winter when there was a high level a chlorine added in accident; a question regarding the overall upgrade of the spas being considered and the companies making proposals; questions on roof maintenance; and a comment that Premier was not addressing the needs of the Association.

Property Management. Mike Castaldo and Marty Anderson of Premier presented a management report. Burned out exterior light bulbs had been replaced prior to the meeting. A few lights remained out and would be replaced early next week. The photo cell controlling the exterior lights in Buildings E and F can become covered by snow at times. Changing the photo cell location would be expensive. Premier was working on finding replacement light fixtures for the front entries of Buildings A-D. A bid was being obtained to fix the damaged metal railing at the end of the property. A bid had been obtained for a chemical storage unit at the spas if the Association decided to change the water treatment method. The propane grills would be cleaned and filled for the summer season. The riding mower was to be serviced prior to use this summer. The trash enclosure work was expected to begin later in May. The dog sign damaged from snow removal would be repaired. Premier indicated they would continue to provide the best service possible. They acknowledge problems with hand snow removal this winter and indicated changes have already been made to improve the work next winter.

Roofs. There was a discussion regarding utilizing architects, engineers or roofing companies for recommendation on replacement and/or solutions to the roof problems at the Association. A work session would be held to consider roofing options.

Seal coat. The seal coat had been deferred from 2007 and was scheduled for this year. The contractor would be contacted to arrange for the work. The Board preferred the work to be done in June.

Spa. Kaupas Water Labs had provided a proposal and recommendation in 2007 regarding spa improvements and treatment methods. They had recommended a water treatment method using peroxide indicating this was the preferred treatment in commercial spas. Peroxide maintains the water quality for a longer period of time. Peroxide was used with either an ozone or an ultra violet system to kill bacteria. Several Board members had toured other commercial / public spas to observe how they operated using peroxide. Peroxide was non-corrosive and would extend the operating life of spa equipment. Peroxide was also indicated to reduce the number of water changes and was a safer chemical to use. Regardless of the decision on the treatment method, the plumbing system on the spas required upgrading this year. The estimated cost for the plumbing repairs and a change to a peroxide treatment system was \$12,000 to \$13,000. The Board members who had not had the opportunity to tour a peroxide system would do so and a decision would be made via email.

Other. A bid would be obtained to light the dog area. Three trees were scheduled to be moved from the spa area in early May by Neils-Lunceford. While the survival of the trees is not guaranteed, the success rate for moves in April or May is 90%. The existing sprinkler system would be modified to provide water to the new locations for the trees.

Pet Policy. Bob Bruyn had previously provided some pet policy concepts for the Board. Information regarding recommended pet policies had been ordered from a national community property ownership group. The topic will be considered at future meetings.

Financial. Bob Polich of Mountain Systems presented a financial summary for the three months ending in March. The summary is available on the website www.lakeforestfrisco.com. In total the Association was over budget by \$23,000 mostly due to snow removal. The snow removal total of \$21,680 for three months is allocated \$15,000 for parking lot removal and \$7,000 for hand snow removal. Building maintenance of \$8,979 includes \$6,500 in roof snow removal. The financial summary includes prepaid expenditures for the trash enclosure, tree transfer and tree root feeding.

Landscaping. There was a discussion regarding moving of shrubs around D building to improve drainage and turf care.

Dick Boley left the meeting at 3:28 PM. Dave Craig left the phone connection at 3:33 PM.

Other. There was a discussion by owners attending concerning the Building B entrance and prior modification made by an owner. Another owner had added a rubber mat. There was a disagreement regarding the result of each action concerning water pooling, snow removal, and safety.

The meeting was adjourned at 4:01.