

**Lake Forest Condominium Association
Board of Directors Meeting
Saturday, January 10, 2009
County Commons**

Board Members	Doris McFeeters	204A	Marshall Blaney	103C
	Dave Haraway	305F	Jaramy Karns	206F
	Bob Bruyn	205F		

Others	Bob Polich	Mountain Systems, Inc.
	Mike Castaldo	Premier Property Management
	Marty & Rose Tarabocchia	Unit B-301

The meeting was called to order at 2:04 PM by President Dave Haraway.

Minutes. *The minutes from the November 1, 2008 were approved as written with three wording modifications from Doris McFeeters. (McFeeters/Bruyn,5-0)*

Owner Comments. No owners were present. Bob Bruyn discussed an event that had occurred at the spas in early January. The event was witnessed by Bob and another couple that were owners. A guest and his young daughter were using the spa and an owner made derogatory comments regarding the condition of the spas utilizing inappropriate language that the guest found offensive. The Board requested a letter be sent to the unit owner regarding a violation of Section 19.8 of the Declaration for the use of the offensive language.

Marty & Rose Tarabocchia arrived at 2:20 PM.

Association operations and maintenance.

Water Damage. A pipe burst above the furnace in the utility room of Unit B-101 was reported in the afternoon of December 25, 2008. Mike Castaldo of Premier responded within 30 minutes of the call to assist in mitigating the damage. The furnace was not working and had been flooded by the pipe break. Mike indicated the temperature in the unit was approximately 40 degrees. The insurance company (Farmers) of the owner retained Service Master of Summit County for the emergency water removal. The insurance company (Firemans Fund) of the Association took over the claim at a later date. Firemans Fund is conducting tests and obtaining estimates for the restoration of the unit.

Roof Replacement. All invoices for the roof replacement from Turner Morris have been paid except for the 10% retainage. Turner Morris is having interior damage caused by the roofing repaired. Once the interior work has been completed, a final walk through will be made prior to the retainage payment.

Dumpster Enclosure. The dumpster enclosure is complete. There was a question on the finish of the exterior concrete and if the best surface correction would be a patch or a sealer. It was recommended to utilize a sealer when the temperature allowed its use. The work would be done as a contract deduction. A determination would be made on the caulk and touch up of the siding prior to a final payment. The permit cost was not part of the original contract. A total of four recycling containers would be available. The type of signage to install was discussed.

Property Management Report. A pipe froze in Unit D-304. There was only minor damage prior to the problem being repaired. The attic area above the unit would have more insulation added by the owner to protect against future freezing. A spa heater was replaced in the east tub. A correction was made to the ultra-violet transformer that was resulting in bulb failure. The west tub is losing water, but there is no evidence of a water leak. The west tub has had water losses in the past traced to jets and the pump. Based on the prior problems with this tub, it might be the first one to be considered for replacement.

There was a discussion regarding the limited documentation from Premier on the hours worked and how to document the work done other than on a result basis. Dave Haraway will review the concepts and report to the Board.

Financial report. The Board reviewed a proposal for a roof loan from Alpine Bank to be paid by the owners who extended the payment of the special assessment. *A 13 month loan secured by a Certificate of Deposit was approved by the Board. (McFeeters/Blaney, 5-0).*

There was a discussion regarding an owner who was delinquent on the unit assessments. Following the meeting the delinquency was paid.

The Board approved a motion to have the firm of Stuhr and Associates prepare a financial review(\$2,600 to \$3,100) and tax return (\$450 to \$550) for 2008. (Haraway/Bruyn, 5-0).

Next Meeting. The next meeting was set for Saturday March 21, 2009 at 2 PM. Following a discussion the annual meeting was scheduled for Friday July 3rd at 3 PM. Friday is a legal federal holiday for the 4th of July. A tentative date for a Board meeting was set for May 16, 2009.

Executive Session. *A motion was unanimously approved to enter into an executive session to discuss legal advice.* In the session the Board was updated regarding legal advice regarding the current insurance claim on Unit B-101. Following the executive session the Board took no formal action.

The meeting was adjourned at 4:15 PM.