

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, March 21, 2009
County Commons

Board Members	Doris McFeeters	204A	Dave Haraway	305F
	Jaramy Karns	206F	Bob Bruyn	205F
Others	Bob Polich		Mountain Systems, Inc.	
	Mike Castaldo		Premier Property Management	
	Tom McFeeters		Unit 204A	

The meeting was called to order at 2:05 PM by President Dave Haraway.

Minutes. *The minutes from the January 10, 2009 were approved as written. (McFeeters/Bruyn,4-0)*

Owner Comments. There were no owner comments.

Association operations and maintenance.

Unit B-101 Insurance Claim. Dave Haraway had provided authorization to Interstate Restoration to proceed with the repair work in Unit B-101. The work has started. An invoice from Service Master of Summit County for work contracted for by the unit owner or their insurance company was submitted to the Association through Dave Haraway. The bill was forwarded to the insurance carrier for the Association. The amount was funded by Firemans Fund and paid by the Association. As the work on the unit was scheduled to begin, the Board requested the billing for the deductible by submitted to the unit owner per the Declaration.

Property Management Report. Mike Castaldo of Premier Property Management reported on efforts to correct electrical problems with the roof heat tape connections. The interior damage from the roof work has been corrected with the cost to be paid by Turner Morris. The Association would make the final \$10,000 roof retainage payment when verification of the repair work payment is received. There was a discussion regarding an upgrade to the heat tape on Unit 1600. Wiring improvements and a larger breaker were required to be installed. As it was not possible to connect the heat tape to a common power source at Unit 1600, the Association would review several years of the unit utility billings to determine an equitable compensation to the owner for the power allocated to the heat tape.

The work in Unit D-304 to repair drywall and insulate the attic water pipes was completed. The drywall repairs in Unit D-204 and D-104 would be completed in the next few weeks. Mike reported that Kaupas Water Labs would install the new spa drain covers required when they became available. The Board requested a proposal be obtained estimating the life of the existing spa tubs and the cost of replacement. A snow shoveling bid from Home Sweet Home for the 2009-2010 season was received with a cost increase from \$30 to \$35 per hour. The Board felt the shoveling work this season was excellent. Following a discussion regarding a concern of the price increase, the Board authorized acceptance of the contract with Home Sweet Home if the cost could be negotiated to \$33 per hour.

Doris McFeeters provided a Niels-Lunceford Landscaping proposal for tree root feedings (twice) for \$320 at the entrance and \$830 in the complex. There was an \$85 cost to winterize the trees.

The proposal included \$600 for pruning of the shrubs. Doris recommended acceptance of the proposal without the pruning that could be done by Premier. *The Board approved a motion to accept the Niels-Lunceford Landscaping proposal of \$1,235 (less 5% if paid by April 1st). (McFeeters/Bruyn,4-0).*

Roofs. The metal roof replacement work on the main buildings was completed.

Fire Sprinkler Inspection. The insurance carrier had requested semi-annual fire sprinkler inspections. The inspection on December 1, 2008 indicated some minor corrections required. Most of the corrections were individual unit sprinkler heads that had been painted by owners. Once an estimate was received, owners would be notified regarding the approximate cost to correct their units.

Dumpster Enclosure. Following discussion, installing a sign on the enclosure entrance for the recycling availability was authorized.

Insurance. Insurance proposals were obtained from Firemans Fund and Farmers. *A motion to accept the Firemans Fund renewal in the amount of \$18,304 was approved. (Bruyn/Mcfeeters,4-0).* The cost of insurance was almost \$300 lower than the prior year.

Financial. Bob Polich of Mountain Systems provided by email to the Board a financial summary reflecting the first two months of 2009 through February. Expenses exceeded budget for snow removal and for the upgrade to the roof heat tapes. A total of 34 owners prepaid the 2009 assessments. The 2009 budget was accepted by owners with 13 units voting for the budget and 2 units voting against the budget.

Next Meeting. The next meeting was set for Saturday May 16, 2009 at 2 PM. A tentative date for a Board of Directors meeting was set for September 12, 2009. Pending finding a meeting location, the Annual Meeting remains scheduled for Friday, July 3, 2009 at 3 PM.

Owner Communication. Pending confirmation of the information a communication to owners via email would include:

1. The Annual Meeting date.
2. Information regarding the problem with painted fire sprinklers.
3. Reminder to owners regarding fees for late payment of dues.
4. Notice on the Board meeting dates in May and September.
5. Notice of a flower planting day on May 16, 2009.

The meeting was adjourned at 3:30 PM.