

**Lake Forest Condominium Association  
Board of Directors Meeting  
Saturday, November 14, 2009  
County Commons**

<b>Board Members</b>	Jude Kirk	304A	Dave Haraway	305F
	Jaramy Karns	206F	Bob Bruyn	205F
	Marshall Blaney	103C	Gary Cushner	101A
<b>Others</b>	Bob Polich	Mountain Systems, Inc.		

The meeting was called to order at 2:07 PM by President Dave Haraway.

**Owner Comments.** No owners were present at the meeting.

**Trash Truck.** A Timberline Disposal trash truck had struck Building F causing damage to the decks of units 301 and 201. Timberline had taken responsibility for the accident and had emergency deck supports added and the final repairs were nearing completion. Gary Cushner would develop a proposed policy regarding notification of the board when unforeseen events occur at Lake Forest.

**Minutes.** *The minutes from the September 26, 2009 meeting were approved as written. (Cushner/Blaney,5-0)*

Jude Kirk arrived at 2:11 PM

**Property Management Report.** Mike Castaldo of Premier Property Services was unable to attend the meeting and had met with Dave Haraway prior to the meeting. Dave reported that all of the heat tape, landscaping, and electrical work had been completed. The holiday lights had recently been installed. Some of the non-working light strings had been replaced and some of the new lights were multi-colored instead of all white.

**Unit 1600 Electrical Credit.** The common roof area heat tape had been connected to the Unit 1600 electricity for the last seven years. Dave Haraway was compiling the estimated cost of the connection based on utility information from the unit and several other units in Lake Forest to determine a satisfactory compensation. Once the data is completed, Dave will work with the unit owner to negotiate a reimbursement acceptable to both parties.

**Snow Removal.** There was a discussion of snow removal. An increase in the efforts to remove snow and ice coupled with greater snow falls beginning in the 2007/2008 season had resulted in higher removal costs. The removal of snow from the parking lots and from the walkways was done by two different contracts. The number of complaints from owners regarding snow removal had decreased since the change in methods.

**Financial.** Bob Polich of Mountain Systems had provided by email the financial summary through October 2009, a projected 2009 year end, and a proposed 2010 budget. Also provided to the board was a comparison of the budget presented at the September meeting and the current budget. Gary Cushner, Treasurer, had worked with Bob in modifying the budget for the meeting and presented it to the board. The current year has a \$17,000 loss in operations from increased building expenditures and snow removal. Property management expenses had increased since

2007 from a change in management method. There was a discussion on the snow removal budget regarding how to reduce the cost and place more restrictions on the snow removal. The cost of operating the spa tubs was discussed. The property management cost was budgeted at the same amount as prior year and there was a discussion of options to reduce the cost. A contract with Premier Property Services would be prepared at the same rate. Changes would be made to the annual financial review to reduce the cost to not exceed \$2,500. The administration services from Mountain Systems would remain at the same cost as the prior year. Small increases were projected in cable TV and trash removal. The fire system budget includes both monitoring and repairs. The insurance as anticipated to increase due to the 2009 claim. The operating budget required a 6% increase in funding. The budget proposed reducing the amount applied to replacement reserve to maintain the same level of dues as 2009. There was a discussion of the dues level and if reserves were being sufficiently funded. Two proposals obtained by Mike Castaldo estimating the cost of future major building restoration work were presented to the Board. There was a brief discussion regarding the content of the proposals. Additional information including the restoration proposals, roofing and painting bids will be incorporated into a reserve fund planning tool to be provided to the Board in the next week. Following a review of the reserve funding and dues level required the board will vote via email on the final budget and dues level.

**Other.** There was a question if the meeting agendas were being posted at Lake Forest. They were posted on the website.

**Next Meeting.** The Board of Directors meeting was scheduled for Saturday, January 9, 2009 at 2 PM.

The meeting was adjourned at 4:25 PM.