

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, May 22, 2010
County Commons

Board Members	Jaramy Karns	206F	Dave Haraway	305F
	Marshall Blaney	103C	Bob Bruyn	205F
	Gary Cushner	101A		
Others	Bob Polich	Mountain Systems, Inc.		
	Mike Castaldo	Premier Property Services		

The meeting was called to order at 2:03 PM by President Dave Haraway.

Minutes. *The minutes from the March 20, 2010 meeting were approved as written with correction of the spelling of the Board members names in the motions. (Cushner/Bruyn,4-0)*

Owner Comments. No owners were present at the meeting. There was a discussion of board meeting notices to owners. There was a suggestion of an email of the date of the next meeting following each meeting. *The Board approved a motion to send out the date of the next meeting no later than two weeks in advance. (Bruyn/Cushner,5-0).*

Marshall Blaney arrived at the meeting at 2:11 PM.

Property Management Report. Mike Castaldo of Premier Property Services presented the property management report. The spring cleanup of the property was in progress. The Christmas lights were taken down and tested. There are 43 bad strings of lights and 22 good strings. Of the good strings only 6 strings are white lights. Based on the loss of light strings there was a discussion of the cost effectiveness of the lighting and the potential problem with the electrical circuits controlling long strings of lights. Spring cleaning included blowing out the parking lot, several cleanings of the stairways, raking of the grass areas, deep root feeding of the trees, activating all of the grills, obtaining a new mower and trimmer, activating the irrigation system, and starting weed spraying. There was a discussion of the weed killing practice and the cost of the weed spray chemicals. Two years ago the Association was turned into the Town of Frisco police for weed problems and the spraying was started. The drainage work repair approved at a prior meeting on Building A was scheduled for the second or third week of June by Helton Backhoe. Testing of the fire extinguishers was done as required by code. Contractor Andy Hill corrected all gaps in the roof fascia to prevent bird access on Buildings A through D. There was a discussion of installing wires above the roof archway on the buildings to prevent birds from sitting. The unit rental has had the carpet cleaned and other minor repairs including faucets and a shower handle. There was a discussion of faucet repairs. Expenses on the rental unit should be applied against the unit rental. The deep root feeding was for 146 trees (60 Lodgepole, 50 Aspen and 36 Blue spruce). The feeding took about 5 hours and used 330 gallons. There were four 8 second feeds per tree. Mike prepared a detailed list of the trees fed.

Financial Report. A financial summary for the four months ending in April 2010 was provided to the Board via email. There was a discussion of the expenses by line item. The Association is better than budgeted primarily from reduced snow removal costs. There were no receivable issues at this time. All loans had been paid off and the cash reserves were currently funding to the projected year-end balance.

Renewable Energy. Gary Cushner was researching the feasibility of installing solar panels for renewable energy to power common lighting, heating and the spas. He presented a summary of the utility costs for the last year. Additional information will be obtained and provided at future meetings. There may be renewable energy credits available. The solar panels being considered can be installed without roof penetration.

Operations and Planning. A proposal for manual snow removal for the 2010/2011 season was provided. The rate was the same as this year at \$33 per man hour. Three contract versions were provided including minimum fees and options for ice work. The Board will review the proposal in more detail in the future and consider other proposals.

A painting proposal from Snyder Painting of \$170,800 was presented. There was an option for painting of the stairway concrete and floors. A bid from CertaPro in September 2009 was for \$130,067.87. An option of only the south and west sides was \$85,928.66. CertaPro has been contacted to provide a bid update for the planned 2011 work. There was a discussion of painting history and prior costs.

All repairs to the deck damage caused by the trash truck had been completed except for minor concrete repairs to the support post.

There is a developing problem with the deck concrete on the lower level of Buildings A through D where the rail connection is deteriorating from the effect of the roof drainage.

Jaramy Karns will coordinate the flower planting in the barrels and landscape areas.

Mike will obtain proposals for the replacement of the aspen tree that an unknown party cut down. The replacement will be a “reasonable” size tree.

There was a discussion of alternate finishes to the concrete on the entryways in Buildings A through D. As the project was not within the current budget, it was deferred to the discussion of the building painting at a future meeting.

Newsletter. Dave Haraway indicated he has prepared volume 2 of the newsletter and it will be ready for distribution shortly.

Annual meeting. The Board would host an owner potluck at the spa area following the annual meeting. There are two board positions up for election at the meeting. The meeting is scheduled for 3 PM on Saturday July 3rd at the County Commons.

Dumpster Light. Dave Haraway presented light choices for the dumpster area. There was a question if using a sodium light in the area was appropriate. There was a discussion of the cost of light bulbs and wattage. Mike recommended 100 watt.

Next Meeting. The next Board of Directors meeting is scheduled for Saturday, August 28, 2010 at 2 PM. The following meeting will be November 6, 2010 at 2 PM.

The meeting was adjourned at 4:18 PM.