

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, August 28, 2010
County Commons

Board Members	Jaramy Karns	206F	Dave Haraway	305F
	Marshall Blaney	103C	Bob Bruyn	205F
	Gary Cushner	101A	Jude Kirk	304A
Others	Bob Polich	Mountain Systems, Inc.		
	Mike Castaldo	Premier Property Services		

The meeting was called to order at 2:15 PM by President Dave Haraway. Prior to the meeting some members of the Board had toured the grounds to observe work areas to be discussed at the meeting.

Minutes. *The minutes from the May 22, 2010 meeting were approved as written with correction of the spelling of the Board members names in the motions. (Kirk/Cushner,6-0)*

Owner Comments. No owners were present at the meeting.

Property Management Report. Mike Castaldo of Premier Property Services presented the property management report. Mike reported that irrigation had been run to the whiskey barrels at the unit entrances. The pump on the weed sprayer had recently failed and would be replaced. Overall the summer maintenance had been as anticipated. The garage roof leak had been repaired for \$800 which was lower than the estimate of \$1,200. The Colorado Department of Transportation (CDOT) had removed the dead trees on their property behind E Building. The Forest Service has marked trees for removal behind F Building. The area was included within a large parcel out for bid and it was unknown when the work around Lake Forest would be done other than it would be within two years. As the exact property line was not clear, it was anticipated there were approximately 5 to 15 trees that would be the responsibility of Lake Forest to remove.

Financial Report. A financial summary for the seven months ending in July 2010 was provided to the Board via email. The Association remains \$9,000 better than budgeted mostly from savings due to lower snowfall. The expenses since the last update in May have been as budgeted. There was a discussion of the one delinquent owner who had been contacted by email. Dave Haraway indicated he would follow up with a call to the owner.

Projects. There were various projects that had been toured prior to the meeting that were subject to action either this year or in 2011. Decisions of the Board at the meeting were deferred until all projects were discussed, and the financial ramifications and project priority reviewed. However, for clarity, the action of the Board is indicated within each project listing.

Rock walls. The rock wall at the entrance did not show any problems at this time. The rock wall near Building F had been previously repaired five years ago and a rock had recently fallen off of the wall. Bulging of the wall was visually evident. Proposals had been obtained from Helton Excavation for repair of the wall. The proposals ranged from \$3,000 to \$13,000 depending on the length of the wall repair and if the repair included the addition of drainage work to prevent future failures. An option included was to terrace the wall. A comprehensive fix of all areas of the wall

included a discount of approximately \$1,000. *The Board approved a motion to do a comprehensive repair of the rock wall including drainage mitigation at a cost of \$12,592. (Karns/Bryun,5-0).* The repairs would be done as soon as possible and would be considered an operating expense.

Electrical. The electrical connections in the spa area were not adequate to power all of the holiday lighting used. It was possible the early failure of some of the light strings was due to the poor power connections. A proposal to install additional power connection points was \$3,893. Coupled with the replacement of failed light strings the anticipated total cost was \$5,500. There was a discussion of the number of light strings necessary and a limitation of the holiday lighting. *The Board took no action on addition of electrical connections.* The holiday lighting would be reduced in areas by limiting the number of trees covered. Multi-color lights were preferred by the Board. Mike would install the holiday lighting to adapt to the available power connections at his discretion.

Dumpster light installation. Replacement of the dumpster light to reduce light pollution had been discussed at a prior meeting. A suitable light could not be found at the large home improvement stores. Mike presented an information sheet of a suitable light for a cost of \$250 and \$26.44 for the photo cell. The light would meet Town and County dark sky codes. *A motion was approved by the Board to replace the dumpster light with the option provided by Mike Castaldo. (Bruyn/Haraway,5-0).*

Due to a prior commitment, Gary Cushner left the meeting at 3 PM during the dumpster light discussion.

Manual snow removal contract. Three snow removal contracts from Home Sweet Home had been presented to the Board at a prior meeting. One contract was for the same service as the last two years at a rate of \$33 per man hour (same rate as last year). The other two contracts provided a partial fixed cost for a set level of service. The man hour cost was equal or lower to similar providers in the County. Mike Castaldo recommended continuation with Home Sweet Home based on the past history of good service and felt the existing hourly rate contract was the best option. *The Board approved the contract with Home Sweet Home at \$33 per man hour for snow removal service during the 2010/2011 season. (Blaney/Bruyn,5-0).*

Parking Lot snow removal contract. Premier Property Service had provided a contract for lot snow removal at the same rate as the prior year of \$120. The rate was a \$10 per hour discount from their regular rates. *The Board approved acceptance of the Premier Property Services contract for parking lot snow removal for the 2010/2011 season. (Bruyn/Blaney,5-0).*

Lower planting area mulch. The wood chip mulch had deteriorated in the planting areas outside of the lower units on the lake side of Buildings A through D. Some owners had refreshed the mulch at their expense. During the pre-meeting tour areas that sloped back to the building and back splash on to the siding had been observed in some areas. For work in 2011 Mike presented a proposal from Greenscapes to refresh the existing mulch for a cost of \$4,020. A second proposal of \$13,765 was to substantially rework the planting areas to remove soils allowing proper drainage away from the buildings. The alternate proposal would also add metal edging and use gravel mulch rather than wood chips. The gravel would be permanent mulch and would not need to be replaced in future years. The cost difference of only the mulch portion of the bids was the gravel was \$2,200 more than the wood chips. Issues considered during the discussion was the existing multiple colors and condition of the wood chips, the concept of “owner” projects, the benefit of the work only to lower level units, and the concept of Association

maintenance to maintain consistency and quality. *The decision on the mulch was deferred to a future meeting.*

Painting project. Mike provided two painting bids for 2011 work that would be a comprehensive repainting of everything in the project including interior stairways, concrete walls, decks, and railings. Snyder Painting had bid \$150,000 which was a reduction from the \$170,000 bid provided for the May meeting. Roschak Painting bid \$149,865. Only the Roschak Painting bid included an option to sand all of the decks prior to painting at a cost of \$39,575. The painting bids were deemed to be of like quality including sufficient coats of the existing finish and with a five year warranty. Separately a bid from AB Hill was obtained for deck replacement. The replacement using cedar wood was \$78,902 and using a synthetic material was \$108,596 for the Evergreen brand and \$107,817 for the Trex brand. The deck replacement included some complications in temporary support beams and the reinstallation of the metal railings. *The Board approved a motion to accept the painting bid from Snyder Painting at a cost of \$150,000 for work to be scheduled in 2011. (Haraway/Kirk,5-0).* There were some options included within the Snyder bid regarding handling the garage lighting that made the proposal more cost effective. The color(s) would be determined at a later date.

Owner paint projects. Several owners had requested permission to paint and improve their decks. Mike had provided some examples of owner paint projects during the property tour. Some of the projects had been done with Association approval and some had been done without prior approval. Examples were shown of poor workmanship quality and unacceptable clean up.

Railings. The connection of the lower unit metal deck railing in the concrete in Building A through D had failed in 35 areas. Three deck support posts had rotted at the base and needed replacement. The proposal obtained for the work in 2011 was \$3,336. *No action was taken at this meeting.* If possible some of the areas that are holding standing water would be filled in prior to the winter season.

Garage lighting. The light fixtures above the garages had reached the end of their useful life. Mike had obtained an approximate cost of \$13,000 to replace all of the fixtures and indicated the logical time for the replacement would be during the painting project. Snyder Painting had included the cost to remove and replace light fixtures (either old or new) within the painting proposal. Roschak Painting indicated the light fixture removal would be an additional \$2,850 and if the existing fixtures were not to be replaced they would be masked off for painting. *Action on the garage lighting replacement was deferred to a future meeting.*

Newsletter. Dave Haraway indicated he was working on the next (volume three) newsletter for distribution in the near future. Topics he was including were the dead tree removal, garage roof leaks, the rock wall project, and the concerns regarding homeowner repairs and modifications of common areas. Additional items per the discussion at this meeting would be the future replacement of the decks, the topic of mulch replacement, and the reduction of the holiday lighting.

Rules and Regulations. There was a discussion regarding the continuous use of open house real estate signs without obtaining the approval of the Board as required in the Rules and Regulations. While most of the Board felt the open house signs should be allowed on a limited basis, all believed it was not a blanket approval and permission should be obtained from the Board prior to their use.

Next Meeting. The next Board of Directors meeting is scheduled for Saturday, November 6, 2010 at 2 PM. The following meeting will be January 8, 2011 at 2 PM.

The meeting was adjourned at 4:55 PM.