

**Lake Forest Condominium Association**  
**Board of Directors Meeting**  
**Saturday, March 12, 2011**  
**County Commons**

<b>Board Members</b>	Dave Haraway	305F	Bob Bruyn	205F
	Jude Kirk	304A	Gary Cushner	101A
<b>Others</b>	Bob Polich	Mountain Systems, Inc.		

The meeting was called to order at 12:04 PM by President Dave Haraway.

**Owner Comments.** There were no owners present at the meeting. It was reported one owner had suggested the painting of the building be done with a similar color, but with less orange tinting.

**Minutes.** *The minutes from the January 8, 2011 meeting were approved as written. (Kirk/Cushner,4-0).*

**Property Manager Report.** Mike Castaldo of Premier Property Services provided a property maintenance update. There was asphalt deterioration in four areas of the parking lot. They were two potholes near Building F, a depression area by the dumpster, and breakup of the asphalt at the end of Building D. Mike was obtaining bids for repairs, crack filling, and sealing. The new light fixtures and bulbs had been received and were in storage in the garages. Free delivery was obtained for the large order. The plan was to develop a schedule for the painting project in April. There was a discussion regarding damage to gas meters from falling ice from the roofs. Developing a protection system or covering was possible in some meter locations, but in other areas the windows made a cover difficult. Mike indicated approximately five meters had been damaged that he was aware of since working at the property. The Board took no action at this time, but suggested a bid for covers be obtained for future consideration. A leak in each of the spa tubs was discovered today. The leaks are reflective of the age of the spa plumbing. The leaks are repaired as located. There was a discussion regarding the problem of “blow out” of the pilot light in water heaters in some units. Some units have electronic igniters that can re-ignite the pilot, but are a safety concern to some contractors. There was an owner request to consider other fixes for the problem that would be a permanent solution. One solution considered in prior years was to increase the height of the roof vent stack and the installation of a different cap to alter the backdraft. The Board would have the roof vent stack modified on one problem unit to determine if it worked as a fix.

**Tree Fertilization.** A program to fertilize the landscaping trees at Lake Forest was originated in 2005 to enhance their growth and preserve the landscaping investment. A proposal was received from Neils Lunceford for the 2011 fertilization at a cost of \$1,405 with an early payment discount to \$1,334.75. The work last year was monitored and 146 trees were treated using 330 gallons of feed for the spring feeding. There were 60 Lodgepole, 50 Aspen, and 36 Blue Spruce trees treated. In 2010 a bid was received from Preventive Tree Spraying that was lower in cost, but treated less trees. There was a lengthy discussion regarding the bid comparison based on quantities, the number of trees needing fertilization, and the effectiveness of the fertilization. *A motion to accept the Neils Lunceford bid of \$1,334.75 was not approved. (Haraway/Bruyn,2-2).* Mike was directed to obtain additional bids based on the quantity of trees treated in 2010.

**Rules & Regulations.** The controlling documents of the Association are the Articles, Declaration, and Bylaws. Additional information clarifying the documents includes Procedures, and Rules and Regulations. All documents are posted at [www.lakeforestfrisco.com](http://www.lakeforestfrisco.com). There was a discussion of the history of violations, including pets not belonging to owners. It was suggested the rules summary provided in each unit should be reviewed and updated. A request was made to include this on the next meeting agenda.

**Insurance Renewal.** The annual insurance renewal date is March 17<sup>th</sup>. Proposals were provided via email to the Board from Neil Garing for the existing Fireman Fund/Travelers policy and from Farmers. The proposed annual cost was \$18,599 which was an increase of \$146 from the prior year. It was felt Fireman Fund handled the difficult December 2009 water claim of \$57,000 well. The proposal from Farmers was slightly less in cost, but some of the coverage in the Neil Garing proposal was superior. *The Board approved a motion to accept the renewal of the current insurance policy through Neil Garing at an annual cost of \$18,599.*

**Financial Summary.** The 2011 financial summary for one month through January had been provided via email to the Board. Including preliminary February numbers, the expenses are close to budget, with higher costs for snow removal and spa maintenance. A limited number of 2011 budget ballots were returned and all approved of the budget. A total of 39 (out of 72 assessed) owners prepaid the 2011 dues. Gary had confirmed with Bank of the West that the credit line was available in 2011 to the Association for the painting project. The unit owned by the Association was rented through April 2011. There was a discussion regarding the future rental plan as the unit was not rented last summer due to market conditions. Gary would research the rental options and it will be included on the next meeting agenda.

**Paint Colors.** Mike provided some updated pictures of the buildings with the proposed paint colors. The Board discussed adding a fourth reddish contrast color on the building roof trim. Mike would have sample pictures made for the Board.

**Next Meeting.** The next Board of Directors meeting is scheduled for Saturday, May 7, 2011 at 12 PM. The annual meeting was scheduled for Saturday, July 2, 2011 at 3 PM. The next Board meeting was set for Saturday, August 27, 2011 at noon.

The meeting was adjourned at 2:26 PM.