

**Lake Forest Condominium Association
Board of Directors Meeting
Saturday, January 21, 2012
County Commons**

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

The meeting was called to order at 12:09 PM by President Dave Haraway.

Minutes. *The minutes from the November 5, 2011 meeting were approved as written. (Blaney/Cushner,4-0).*

Owner Comments. No owners were present at the meeting. The Board confirmed their intent regarding the carpet replacement in Unit 1600 approved at the November, 5, 2011 meeting was to fund up to \$750 only if the carpet was replaced.

Property Manager Report. Mike Castaldo of Premier Property Services provided the property management report. The use of chemicals and filters in the hot tubs was more rapid than normal to maintain water quality. Mike was having Kaupas check the tubs to insure they were operating correctly. The problem originated in mid-December and could be a result of higher usage or usage habits by guests during the period. Mike had obtained the contact for the Colorado Department of Transportation (CDOT) to prepare a letter from the Association for the consideration of sound berms along I-70. There are some painting touch up areas in Building A that would be defined to Mike to arrange for repair as weather allowed.

LED Light Replacement. Mike had presented a proposal to the Board regarding the replacement of the garage and entry conventional light bulbs with LED bulbs. The Board had communicated regarding the proposal through email and President Dave Haraway had prepared an analysis of bulb options and energy savings. The proposal included projected cost savings from lower utility usage and a rebate available from Xcel Energy. The light replacement cost was \$7,500. The approved Xcel rebate was \$2,403. The net cost of the replacement of \$5,097 was estimated to be recoverable in slightly over one year from lower utility costs. The bulbs had an estimated life of 20 years and were warrantied for five years. *The Board approved the LED light bulb replacement project via an email vote. (Haraway/Bruyn,3-0-2).* The goal of the project was to provide long-term utility cost savings from bulbs that were on all night and required frequent replacement. Two test bulbs were installed. Based on a review of the light pattern by local board members and owners, and the availability of the bulbs, there would be a final decision if the bulb used was a Par 16 or a Par 20. There was a minor cost difference between the bulbs.

Financial Report. Bob Polich had provided to the Board a financial summary through year-end 2011. The 2011 actual was \$3,300 better than projected during the 2012 budget approval at the November meeting. There was a discussion of the 2011 operating and capital expenses, and the 2012 budget. All 2011 bills due by the end of the year were paid in December using funding from the 2012 annual assessment prepayments received in December. The prepayment allowed postponing any action on increasing the line of credit with another bank until July 2012 or later. There was a discussion of the CPA financial review and tax return for 2011. *A motion was*

approved to have the review and tax return completed by Stuhr & Associates, LLC who did the 2010 review. (Haraway/Cushner,4-0). There were no receivable problems at the time.

Line of Credit. The need for the line of credit increase had been deferred to July 2012. A bank requirement would be a legal pledge of revenues for the loan payments in addition to the security of the unit. A pledge of revenues required approval of over 50% of the owners and Alpine Bank indicated their requirement was approval by 75% of the owners. The ownership approval could be obtained by a ballot to the ownership. The ballot could be a separate ownership communication or part of the next annual meeting. Further consideration of the line of credit and ownership approval would be part of the next meeting.

Other. An owner had made an inquiry regarding the enforcement of the pet policy of the Association. Bob Polich had replied to the owner regarding the existing policy and the enforcement history. There had been one owner comment regarding the reduced holiday lighting that was done for cost savings. Dave Haraway was completing an owner newsletter. He would include some information on the bank requirements for the Association borrowing.

Next Meeting. The next Board meeting is scheduled for Saturday, March 10, 2012 at 12 PM. The following Board meeting was set for Saturday, May 19, 2012 at 12 PM. As it was felt there may not be enough business to warrant the May meeting, the date was tentative. The annual meeting was scheduled for Saturday July 7, 2012 at 3 PM. There would be an owners potluck following the annual meeting at the spa area at 5:30 PM.

The meeting was adjourned at 1:47 PM.