

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, January 26, 2013
County Commons

Board Members	Dave Haraway	305F	Marshall Blaney	103C
	Doris McFeeters	204A	Jude Kirk	304A
	Bob Bryun	205F		
Others	Bob Polich	Mountain Systems, Inc.		
	Mike Castaldo	Back Country Property Management		

The meeting was called to order at noon by President Dave Haraway.

Minutes. *The minutes from the November 10, 2012 meeting were approved as written. (Haraway/Blaney,5-0).*

Owner Comments. No owners were present. There was a discussion regarding the format of the wine and beer social to be held following the meeting of the Board.

Property Manager Report. Mike Castaldo of Back Country Property Management provided the property management report. The construction on the new spa utility room had been completed. Mike had been unable to arrange for the installation of the gutters as of the meeting date. Mike indicated the replacement spa should be ordered in February to insure it was available for installation starting in late April. The Board selected the color "Sierra" for the replacement unit. Mike indicated the replacement would be scheduled for the week beginning April 22, 2013. The work was expected to last for 30 days. The plumbing of the entire spa area that is included in the replacement of the initial tub requires all tubs to be placed out of service.

Mike reported he was continuing to work with a painter regarding long-term estimates for future work. He was also working with Helton to obtain an estimate to re-contour the parking lot drainage. Mike indicated the existing riding lawn mower was approximately ten years old and repairs were no longer possible. The Board discussed if a riding type of mower was necessary, standing mowers, commercial quality compared to residential, zero turn radius, service availability, and the approximate costs of a mower. Mike would research mower costs and options to present at the next meeting.

The parking lot snow removal cost was higher than anticipated in December primarily from scraping of the lot to eliminate the buildup of ice. Bob Bryun felt the snow removal was good this year. While the amount of salt used this year was similar to prior years, it appears as if more salt has been applied to prevent icing.

The bathroom water line froze in Unit 201B. Work had been done to mitigate the freezing problem in the past. There was a discussion regarding additional mitigation work that could be tried and working with the owners to obtain a mutually acceptable solution. Freezing of the water line was not expected to be a problem for the rest of the winter as low temperatures were rising.

Financial Report. A final financial summary for 2012 was emailed by Bob Polich to the Board. Overall, the final year-end report was similar to the preliminary estimate for 2012 reviewed during the November budget process. Prepayments of annual dues were similar to prior years when between 30 to 35 units have prepaid. *A motion was approved to have the 2012 financial review and tax return done by the CPA firm of Stuhr and Associates, LLC. (McFeeters/Bryun, 5-0).* There was a question regarding the electrical cost. Bob Polich indicated he would prepare a historic usage comparison of the electrical costs for the next meeting.

Insurance. The insurance was scheduled to renew on March 17, 2013. There were no changes in coverage desired by the Board and the renewal would be confirmed by email.

Meeting Dates. The next Board of Directors meeting will be Saturday, March 30, 2013 at noon. The following meeting will be June 8, 2013 at noon. The annual meeting would be Saturday, July 6, 2013 at 3 PM. The next owner wine and beer social would be Saturday, August 17, 2013 at 3 PM. A Board meeting will precede the social at noon.

Other. There was a discussion regarding bulk internet options available to Lake Forest. Comcast had a \$25 per month bulk rate, but required all units participate. Wireless options had been considered previously. The Board would include internet options on the annual meeting agenda and information would be sent to owners to obtain their input.

There was a concern expressed regarding the cardboard recycling and how to encourage owners to break down their boxes for collection in the trash building.

Mike would arrange for bids on tree fertilization for the next meeting.

The meeting was adjourned at 1:37 PM.