

Lake Forest Condominium Association
Board of Directors Meeting
Saturday, March 30, 2013
County Commons

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

The meeting was called to order at 12:08 PM by President Dave Haraway.

Minutes. *The minutes from the January 26, 2013 meeting were approved as written. (Haraway/Blaney,3-0).* Jude Kirk arrived at the meeting at 12:30 PM after the approval of the minutes and tree feeding proposal.

Owner Comments. No owners were present.

Property Manager Report. Mike Castaldo of Back Country Property Management provided the property management report. A proposal had been received from Neils Lunceford Landscaping for tree deep root feeding. There was a discussion regarding the difference in price for the feeding was reflected in the quality of the work. *A motion was approved to accept the proposal from Neils Lunceford for \$1,150 for two deep root feeds of approximately 146 trees. (Bruyn/Blaney,3-0).*

Mike reported several complaints regarding dogs not being taken to the designated exercise area, more than one pet without authorization, and dogs not on a leash. Bob Polich was requested to send an update to all owners regarding the pet policy of the Association.

Mike reviewed a request from an owner to replace a window using a Pella model. A Pella sliding glass door model had been previously approved by the Board. Pella did not offer a “slide” opening window based on energy conservation. The Board felt the window issue should be researched to determine an Association policy and would be discussed at the annual meeting.

Prior to the start of the meeting there was a discussion regarding a future replacement of the garage address numbers and the condition of the asphalt.

Mike presented several cost proposals on a replacement of the existing ten year old riding mower. The cost to replace the mower with a like kind, non-commercial mower is \$4,000. Full commercial mowers are approximately \$8,000. Mike recommended a light duty commercial mower from Scag that with tax and setup would cost \$6,000. Features included zero turn and a floating deck. There was a discussion regarding the amortization of the cost over ten years compared to using a lower cost push mower that would take more labor and be replaced more frequently. *The Board approved a motion to purchase a Scag 48 inch mower at the approximate cost of \$6,000 including tax. (Haraway/Blaney,4-0).*

Mike indicated the spa replacement project remained scheduled for mid-April. The gutters had been added to the new maintenance building. The heat tape would be added prior to the next winter season.

Financial Report. Bob Polich provided a financial summary for the first two months of 2013. The Association was \$5,200 better than budgeted in operations and \$7,400 better than budgeted overall. The primary savings was in snow removal. It is expected the snow fall in March will increase the year to date cost. Reserve income is better than budget from the long-term rental and two unit sales this year.

Insurance. The Board was provided with insurance renewal options via email prior to the March 17, 2013 renewal date. The Board had approved a renewal of the existing policy with Firemans Fund at a cost of \$22,874 that was about a 20% increase from the prior year. The cost had been negotiated down \$2,000 from the original bid. An alternate bid from CAU was received for \$24,166. All other bids were much higher. Insurance costs nationwide have increased based on major claims and lower investment earnings.

Utility Costs. Bob Polich provided a summary of historic utility costs for the Association by month for recent years. The utility cost decreased, as anticipated, from the installation of the LED lighting in January 2012.

Internet Options. Bob indicated the current TV contract with Comcast expires in October 2016. Comcast has offered an internet contract for three years at a cost of \$25 per month per unit. Service to a unit is not optional; all units must be served. The cost was less than half the cost for individual owners to obtain internet from Comcast. Resort Internet is another company offering TV and internet services to associations. They have lower costs, but outside of the Wildercrest development, focused mostly on rental properties. They may be an option when the Comcast contract is up for renewal. Wireless internet options would be determined prior to a final decision by owners at the annual meeting. Comcast will be converting the existing TV service to digital in 2013 that will require a box at each TV. The box will be provided at no cost as part of the existing contract.

Other. There was a discussion regarding an owners request for the Association to become involved in the behavior problems of a unit occupant. There was a discussion of writing a letter to the owner regarding suggested options.

Meeting Dates. The next Board of Directors meeting will be Saturday, June 8, 2013 at noon. A site walk through would be held prior to the meeting at 11 AM starting at the Spa. 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.

The meeting was adjourned at 2:10 PM.