

**Lake Forest Condominium Association**  
**Board of Directors Meeting**  
**Saturday, June 8, 2013**  
**County Commons**

<b>Board Members</b>	Dave Haraway	305F	Marshall Blaney	103C
	Jude Kirk	304A	Bob Bruyn	205F
	Doris McFeeters	204A		
<b>Others</b>	Bob Polich	Mountain Systems, Inc.		

The Board met prior to the meeting to tour the property including the spa mechanical room, the new spa, the replacements BBQs and viewed sliding glass doors that have been replaced by owners. The Pella Window representative met with the Board and displayed replacement window options.

The meeting was called to order at 12:28 PM by President Dave Haraway.

**Site Tour.** Following the tour the Board unanimously approved the Pella sliding glass door Proline model with brown trim as a replacement door. All of the brown tone colors used by Pella were deemed acceptable as the minor color differences were not noticeable. There was a discussion of access to the grass with the new lawn mower.

**Minutes.** *The minutes from the March 30, 2013 meeting were approved as written. (Blaney/Kirk,5-0).*

**Owner Comments.** No owners were present.

**Property Manager Report.** Mike Castaldo of Back Country Property Management was out of town and unable to attend the meeting. Bob Polich provided the managers report based on information reviewed with Mike. The replacement spa was materially complete. The cost of the spa replacement was approximately \$5,000 more than anticipated primarily from additional code requirements and work required to be done on electrical connections for the other spas to be replaced in future years. It is possible the current permit could be used to replace the next two spas if both were done in 2014. A modification was made to the installation to control the pump based on temperature as the pump was partially heating the new spa.

There was a summary of the repair problems encountered in preparing the ten year old grills for the Memorial Day weekend. Two grills were purchased to replace grills that were too expensive to repair. The Board was in general agreement regarding the replacement of two BBQ grills at the property, but felt prior approval should have been obtained before purchasing.

A complaint that had been received from Unit 1600 regarding the use of weed control chemicals without notice and overwatering of the lawn was discussed. The Board would have control flags used when the weed killer was applied and would determine with Mike if any reduction of the watering schedule could be done. There was a discussion regarding the chemical used for the weed control.

There was more feedback from owners on the Pet Responsibility notice sent in April to all owners than from prior owner notices. There was a discussion of rules violations regarding more than two dogs in two different units. Both owners had been contacted. Other violations included an illegally parked car and walking of dogs outside of pet areas not on a leash. Owners who installed sliding glass doors without prior approval were contacted.

An asphalt patch had been completed. Crack filling would not be done this year as it was deemed not necessary. The spring tree feeding had been completed by Neils Lunceford. There was a discussion regarding one tree that did not look healthy.

The old lawn mower had been replaced due to the cost of repairs to maintain the mower in an operational condition. The Board approved Mike Castaldo to purchase the mower for a salvage value of \$1 to move it from the property. There was a concern regarding the lawn trailer owned by Mike stored on the property without prior board approval.

**Other.** The Board reviewed if any action was possible to assist local agencies in the health maintenance of an owner.

**Financial Report.** Bob Polich provided a financial summary for the five months through May 2013. Costs attributed to the D Building foundation repairs landscaping of \$5,000 done in 2012 and routine common area maintenance of \$2,000 were not received until after the 2012 books were closed for the financial review and are reflected as 2013 expenses. 2013 operations were at budget, but would have been under budget without the 2012 late posted expenses. The line of credit was repaid in full early in the year. To date, \$35,000 from a budget of \$75,000 has been redrawn on the line. The remaining balance of the line of credit was projected to be retired by 2015. Part of the decision for the lawn mower purchase approved in March was based on anticipated savings that was absorbed by the late billing. Reserve fund items including the rental unit upgrades and the utility meter roofs may be deferred to help maintain the expenditures of the Association near budget for 2013.

**Internet Options.** The internet options would be part of the annual meeting agenda. The limited response to date on the internet has been favorable to add it as a common expense at a reduced cost.

**Annual Meeting.** There was a discussion regarding the annual meeting agenda and the two positions up for election at the meeting. The proxy for the meeting serves to meet the meeting quorum of 25% of the owners attending and for the election to the board. The vote on the internet at the meeting would be based on the majority of the quorum attending. Dave Haraway would coordinate the owner potluck following the meeting.

**Meeting Dates.** 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 2:33 PM.