

**Lake Forest Condominium Association
Board of Directors Meeting
Saturday, May 31, 2014
County Commons**

Board Members	Dave Haraway	305F	Doris McFeeters	204A
	Ben Duhl	201E	Marshall Blaney	103C
	Jude Kirk	304A		
Others	Bob Polich	Mountain Systems, Inc.		
	Lindsay Emore	E More Maintenance		
	Tom Todd	Unit 205E		

The Board conducted a project walk beginning at 11 AM at Lake Forest. Jake Fiala of Alpine Tree Services met with the Board regarding tree maintenance. Jake walked the property with Doris McFeeters to examine each tree to develop a formal proposal. Other items discussed include the window replacement, asphalt, and the drainage work between Buildings B and C.

The meeting was called to order at 12:46 PM by President Dave Haraway.

Minutes. *The minutes from the March 29, 2014 meeting were approved as written. (McFeeters/Kirk,5-0).*

Owner Comments. Tom Todd from Unit 205E updated the board regarding a break-in in his unit from the rear window facing towards I-70. The break-in was discovered the evening of May 30, 2014 when the owners arrived at the unit after an approximate six week absence. The party or parties involved had occupied the unit after obtaining access. It was estimated the break-in occurred approximately five weeks ago. The area of access is covered in snow and not part of routine checks by the site person. The Frisco Police were investigating the break-in. There potentially was a relationship between the use of the locked common spa bathroom by a guest of an owner during the last few months.

The Board had approved by email a two pet approval for the new owners of Unit 104B and approved a change in pets for the prior two pet approval for Unit 204B

Property Manager Report. Lindsay Emore of Emore Property Maintenance presented the property report. Lindsay reported he and his assistant had completed the testing and education to obtain the State certification for the spa maintenance.

The replacement of the 18 light bulbs in each of the six entry chandeliers in the Building E and F entries with LED bulbs would cost \$1,080. The Board discussed the removal of the chandeliers or the replacement of the bulbs with LED to extend the time frame for bulb replacement. The Board would leave the chandelier light fixtures installed at this time to provide flexibility for a future decision regarding the chandeliers. Lindsay indicated the cost to replace the spa area floodlights and the regular lights in the spa area with LED bulbs was \$525. The Board felt the change should be made. The Board felt the spa area LED light string operating with the area light sensor was attractive and could be run year round.

The approximate cost for the 3” rock surface on the front of Building D to finish the drainage project from prior years would be \$682.50. The cost for a weed barrier would be \$185. The Board felt more depth of rock should be installed and the weed barrier eliminated.

Maintenance of the mulch area along the lake front of Buildings A-D was scheduled next year. The mulch was being refreshed every three years with an approximate cost of \$6,000. Lindsay

obtained an update of the cost to replace the mulch with rock for \$22,000 including the rock, existing mulch removal, and installation.

Lindsay indicated the grass would be maintained at a higher height than prior years to reduce mowing to once per week and reduce water use. Lindsay would do the mower maintenance in his shop rather than contracting it out.

Three grills had been replaced per the prior Board authorization. Lindsay reported he had replaced a broken plastic control knob on a grill replaced last year. Lindsay will coordinate with Doris for the planting of flowers in the entrance barrels.

Trees. The approximate cost of tree maintenance including fertilization and treatment for scale on problem trees identified would be \$2,400 per the project walk with Alpine Tree Service. *A motion was approved to contract with Alpine Tree Service for the 2014 tree maintenance at an approximate cost of \$2,400. (Blaney/McFeeters,5-0).*

Tom Todd left the meeting at 1:35 PM

Financial Report. Bob Polich provided a financial summary for the four months ending in April 2014. Except for snow removal, most expense categories were at or below budget. Snow removal ended the season \$16,000 higher than budgeted. Overall, the Association was \$8,500 over budget after four months. There was a discussion of snow removal and the future costs to budget. Unlike some prior years, there were no owner complaints regarding the 2013/2014 snow removal. Prior complaints were not enough or frequency of removal. The spa replacement cost was expected to be slightly below budget. The deck refinish may be deferred in 2014 due to the snow removal cost. The 2015 preliminary budget has funding for a partial repainting of the exposed areas of the buildings. Lindsay indicated he can use his staff for minor touch up painting.

There was a discussion of unit damage from a failed toilet ring in an upper unit that caused damage to a lower unit. The estimate to repair the damage was \$3,000. The primary responsibility for the damage was through the master insurance policy although the deductible of \$10,000 can transfer responsibility to homeowners insurance. *For effective insurance management, the Board approved funding of up to \$3,000 for repairs and/or replacement of the damaged caused by the water leak. (Haraway/McFeeters,4-0-1).* Board member Marshall Blaney was the unit owner that suffered damage and he did not participate in the vote.

Annual Meeting. Dave Haraway and Bob Polich will prepare a report to the ownership regarding window replacement for consideration at the annual meeting. Arrangements will be made to have a sample of the windows at the meeting. The annual meeting will be July 5, 2014 at 3 PM followed by the owners' social at 5:30 PM. The term of Jude Kirk was up for election at the meeting. Jude indicated his schedule would not allow him to run for another term. The Board expressed their appreciation to Jude for his service on the Board.

The meeting was adjourned at 2:32 PM.