

**BROOK FOREST ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 3, 2026**

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 1:04 p.m. via videoconference.

Board members participating were:

Doyle Tinkey, President, #130C
Fred Hearty, Member, #140B
Carol Goett, Member, #150B

Dan Doran, Secretary, #140F
Dale Falini, #130B

Owners participating were:

Michele Becker, #130A
LuAnn Tinkey, #130C
Debra Doran, #140F
Scott Shepard, #140D

Michael Falini, #130B
Bruce Barta, #140A
Ellen & Arnie Smith, #140C
Jean Abbott, #150A

Representing Summit Resort Group was Andrea Shand and Kevin Lovett
With eight units represented in person and one by proxy, a quorum was confirmed.

II. PROOF OF NOTIFICATION/PROXY

Notice of the meeting was sent on May 1, 2026.

III. APPROVE MINUTES OF LAST ANNUAL MEETING

Motion: Carol Goett moved to approve the minutes of the June 4, 2025, Annual Meeting as presented. Doyle Tinkey seconded and the motion carried.

IV. FINANCIAL REPORT

A. 2025 Year-End Financials

As of December 31, 2025, the Operating balance was \$3,060, the Alpine Reserve balance was \$2,529 and the Edward Jones CD balance was \$55,256. Total Expenses were \$100,666, which was \$1,982 (2%) favorable to budget. Six Reserve transfers were made for 2024. All owners were current with dues payment.

B. 2026 Year-to-Date Financials

As of April 30, 2026, the Operating balance was \$4,492, the Alpine Reserve balance was \$4,742 and the Edward Jones CD balance was \$55,907. Total Expenses were \$34,229, which was \$4,152 (11%) favorable to budget. All owners were current with dues payment.

V. MANAGING AGENT'S REPORT

A. Completed Projects

1. Asphalt resurfacing at entry for 140-150 Buildings.

2. Exterior painting of building 150
3. Tax Returns
4. Electric Reimbursement
5. Gutter clean out for all buildings- Spring and Fall
6. Heat tape sensor installation for all buildings.
7. The insurance was renewed April 1, 2025.
8. Snow fence installation building 150.
9. Updated capital plan

B. Pending Projects

1. Spring Clean-Up SRG
2. Irrigation start-up
3. Tree Care Services

C. Reminders

1. Owners are asked to inform management of lock/garage code changes.
2. Owners should review their HO-6 and the Association policies annually.
3. Chimneys should be cleaned and inspected annually. Consider It Done (970/420-9867) or Service Monkey can provide this service
4. Window cleaning is an individual owner responsibility and can be done by Consider it Done or Rise and Shine (970/668-0916).
5. Owners are asked to pick up pet waste right away.
6. Vehicles should not be parked in any location that impedes access for other owners or guests.

VI. ASSOCIATION BUSINESS

A. Current Board Members

Introduction of board members at the beginning of the meeting. Current roles are Doyle Tinkey is President, Dan Doran as Secretary. Fred Hearty, Carol Goett and Dale Falini are members.

B. Property Flowers

Andrea Shand to survey owner interest to participate in planting their own flower boxes. It was noted that Frisco is already on water restrictions and several HOAs have elected not to plant flowers to limit water usage. Once interest is determined then SRG will install the flower boxes with the soil. Dale will assist with flowers at the main entrance. Interest so far in flower boxes are from Fred Hearty, Carol Goett, and Jean Abbot. All are willing to plant and maintain the flowers over the summer.

C. Residential Surge Protection- Owner Option

Andrea shared a proposal from Black Rock Electric as an option for owners to have an individual residence surge protector installed. This will protect all electronics and appliances within the units. This will also reduce potential fire risks from arc faults that can create sparks. As of 2026, residential surge protectors are electrical code. The proposal for residential surge protectors will be sent in a communication to all owners.

D. Landscape Fire Mitigation Work

The board discussed proposed fire mitigation work from TSH Tree Services, including limbing branches and removing dead or dying trees around the property. Three board members volunteered to review the proposal on-site to assess the property's needs. The area beneath the decks may also require attention. The board will continue to review and discuss this work.

E. Community Picnic Date

Andrea Shand will send a survey to owners with a proposal of four dates. Once a date is determined for the most attendance, the ownership will be notified.

VII. APPOINTMENT OF DIRECTORS

All five current Board members have expressed willingness to serve another term.

Motion: Joanne Abbott moved to re-elect all five incumbents. Dan Doran seconded and the motion carried unanimously.

VIII. OWNER EDUCATION

Andrea Shand reviewed fire safety preparations. The Wildfire Planning Tips from Summit Fire and EMS will be shared with all owners. Owners are encouraged to sign up for Summit County alerts.

Summit County now accepts glass recycling, and glass may be placed in the recycling bins on the property.

IX. ANNUAL DISCLOSURES

The annual required disclosures were provided in the meeting packet.

X. NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, June 2, 2027, at 1:00 p.m. via Zoom.

XI. ADJOURNMENT

Meeting was adjourned at 2:17pm

XII. OWNERS FORUM

No discussion

Approved By: _____
Board Member Signature

Date: _____