



BROOK FOREST CONDOMINIUM ASSOCIATION
Board Meeting
April 27, 2026 – Zoom Video Conference

MINUTES

I. CALL TO ORDER

The meeting was called to order via Zoom at 3:05pm.

Board Members in attendance were:

- Doyle Tinkey –President
- Dan Doran – Secretary
- Dale Falini – Member
- Fred Hearty-Member

A quorum was present.

Representing Summit Resort Group was Andrea Shand and Kevin Lovett

II. APPROVE MINUTES FROM 02.02.2026 BOARD MEETING

The 02/02/2026 meeting minutes were reviewed.

MOTION: Dan made a motion to approve the minutes, Doyle seconded and the motion carried.

III. FINANCIAL REPORT 12/31/25

I. 03/31/26 Balance Sheet Reports

- \$8,197 in Operating
- \$4,188 in Alpine Reserve
- \$55,748 Edward Jones CD

II. 03/31/26 YTD P&L reports \$124,898 of actual operating expenditures versus \$27,376 of budgeted expenditures. This is \$2,478 under budget (9%).

IV. MANAGING AGENT REPORT

Timberline has not been responsive to communications. Andrea will continue to follow up with the damage to the dumpster enclosure.



Owners can update their equipment by bringing it to the local Comcast store or by going online. This will be added to the Annual Meeting Agenda.

The snowmelt sensors have been installed on buildings 140 and 150.

V. ASSOCIATION BUSINESS

A. TSH Service Proposal

After discussion, the direction is to have TSH provide a proposal for what is recommended to protect the coniferous trees. Andrea will contact TSH Tree service and update the board with the new proposal.

B. Ascent Landscape proposal

Their service proposal provides cost to treat the pine trees as well as aspen. Once the TSH proposal has been update for coniferous tree treatment the board can make a decision on what direction to proceed.

C. Rocky Mountain Landscape proposal

Board asked for an updated proposal from Greenscapes who historically performed the work. Andrea to contact Greenscapes and will update the board with their proposal once received.

D. Flower plans for the property

Board will work with the owners for assistance for this year's flower at discretion of each building's interest in having flowers at their building. SRG will assist with the flower baskets for the property.

E. Electrical Reimbursement for owners for HOA Usage

There were a few different challenges to assess this year's electrical usage including breakers not turned on, meters not turned on and breaker failure. Dan will work with historical numbers to estimate the credits owed to the impacted owners.

F. Best Practices for monitoring heat usage for impacted units.

Doyle, Dale, Justin and Andrea walked the units to assess where the breakers are located for each of the residences for heat tape sensors, heat tape meters as well as for the drywells. Andrea will coordinate with Justin next fall to ensure these breakers are on for the winter months.



G. Black Bear Electric Proposals

i. CT Scanners

The proposed scanners would facilitate reading the electrical usage for snowmelt and drywell usage remotely. The scanners will hold memory if the power were to fail to the units. This would allow the board to access this information on regular basis without interrupting owners or guests of these units. Dan will meet with Blackbear Electric to discuss the reliability of the CT scanners and if given performance assurance, the board will move forward with the proposal.

Doyle made a motion to approve the Blackbear proposal for CT Scanners if Blackbear Electric can provide some assurance of reliability. Dale seconded the motion. The motion carried.

ii. Surge Protectors for Units

Blackbear Electric proposal is for individual owners for a surge protector that can be installed at one location to protect all electronic devices in the residence from power surges. This proposal will be shared at the Annual Meeting.

H. Painting assessment of needs for property

A board member volunteered to walk the property and advise the board of any concerns, this is focused on building 140 as it is next on the list for painting on the reserve study schedule. The board member will update the entire board once review is completed.

VI. NEXT MEETING DATE

A. Annual Meeting, Wednesday June 3rd at 1:00pm via Zoom

VII. ADJOURNMENT

With no further business, the meeting adjourned at 3:50 pm.