

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS' MEETING
January 12, 2026**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:07 p.m. via zoom.

Board Members Participating Were:

Sally DeLong, Vice President 103B

Lisa Koslowski, Secretary 206F

Keith Willy, Director 203F

Bob Seibert, Treasurer F 303

Pete Shaub, Director 101A

Steve Gross, Director 204B

Owners Participating Were:

Carol Thompson A 104

Ken Dondero A 202

Anne Marie Horvath B 201

Adele Gelfand C 302

Anne Marie Horvath B 201

Leanne De Puey E 301

Douglas Weigand B 201

Representing Summit Resort Group was Kevin Lovett.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MEETING MINUTES

The minutes from December 15, 2025, Board meeting were reviewed. Upon review Lisa moved to approve the minutes, Sally seconds and the motion passed.

IV. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted with the addition of discussion of Board member Resignation / Vacant Board Position under New Business.

V. ACTIONS VIA EMAIL

The following action via email was reviewed:

1-1-26 Motion to approve the updated Property Management Agreement/Contract with Buffalo Mountain Management (BMM) for signature.

Motion: I move to formally approve the updated Property Management Agreement/Contract with Buffalo Mountain Management (BMM) for signature.

This updated agreement was reviewed, discussed, during our last Board meeting.

Budget Confirmation: The cost of this contract was incorporated into the proposed 2026 Fiscal Year Budget presented by the HOA Treasurer at our last Board meeting and falls within the approved budgetary allocations for property management services.

Action Requested: Board members are asked to provide an affirmative vote on this motion so that the updated agreement may be fully implemented and placed into effect as of its stated effective date.

This motion was seconded by Lisa and approved by all members of the Board.

Upon discussion, Pete moved to ratify the action via email; Steve seconds and the motion passed.

VI. COMMITTEE REPORTS

Maintenance Committee: Keith presented the Maintenance Committee report.

Fire Systems Inspection; Keith noted that the annual fire systems inspection has been completed. There are two batteries for the monitoring system that must be replaced. Johnson Controls provided estimate of \$2500 to replace both batteries. Additional proposals will be requested.

Snow plowing of parking pads; The plowing of the parking pads was discussed. Keith will speak to Lozano Plowing to ensure the pads are plowed when the pads are clear of vehicles.

Poz Lok Committee: Poz Lok Committee: The meeting summary from the January 5, 2026, was discussed. Steve noted that there were two (2) potential options for proceeding forward on the PozLok sprinkler system replacement project based on previous discussion had during recent HOA Board meetings.

Option 1 - hiring a Contract Manager that would initially be responsible for pre-planning, preparation of design plans, and securing the appropriate permits from Summit County Fire prior to the bidding process and selection of an installation Contractor.

Option 2 - complete the design work and permitting process as part of the overall scope of work that includes design, permitting and construction. The HOA Board would solicit and hire a Contract Manager and Contractor Company to complete the project.

After careful consideration, the committee recommended Option 1. Upon discussion, Pete moved to proceed with Option 1 and solicit proposals from 3 Contract Managers; Lisa seconds and the motion passed.

Steve will draft the Request for Proposal and it will be distributed to Contract Managers.

Financial Committee: It was noted that the 2026 Budget has been ratified.

Communication Committee: Carol Thompson is working on the next newsletter.

House Rules Committee: The Board discussed dog registrations. SRG will send Keith a list of the registrations currently on file.

VII. OLD BUSINESS

The following Old Business item was discussed:

Lake Hill; An Owner asked if there were any updates on the Lake Hill development. It was noted that there are no updates and no one is aware of any discussion or movement on the project.

VIII. NEW BUSINESS

The following New Business item was discussed:

Board member resignation; Thane De Puey has resigned from the Board effective 1/12/26. Sally thanked Thane for his efforts, time, and commitment to the Lake Forest Board of Directors; all Board members expressed gratitude. The Board discussed appointing a new Director to fill the vacancy and discussed filling the president position. An email will be sent to Owners soliciting volunteers. The Board will keep the option of appointment of a new Board member open to include appointing at the Annual Owner Meeting. In the interim, Sally will assume President duties.

IX. OWNERS FORUM

Owners were given the opportunity to provide comments. There were no comments from the Owners.

X. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be held on March 9, 2026, at 5:00 pm and will be held via Zoom.

XI. ADJOURNMENT

At 5:41 p.m. the meeting adjourned.

Approved: _____3-9-26 _____