

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS MEETING
January 5, 2023**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:02 p.m. via zoom.

Board Members Participating Were:

Skip Hale, President, 101C

Patti Tofe, Treasurer, 302B

Pete Shaub, 101A

Keith Willy, 203F/ 302E

Sally Delong, Vice President, 103B

Douglas Weigand, Secretary, 201B

Ron Crist, 104C

Owners Participating Were (note that some Owners dropped off the call at various times during the meeting):

A 102 Leslie Radocy

B 204 Steve Gross

C 102 Jamie Natter

C 302 Adele Gelfand

D 101 Eileen Kirrane

E 201 Ben Duhl

F 303 Bob Seibert

A 104 Carol Thompson

B 301 Marty Tarabocchia

C 103 Calvin Blaney

C 304 Leslie O'Kane

D 103 Paul Moore

E 301 Thane Depuey

Representing Summit Resort Group was Kevin Lovett.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. OWNERS FORUM

Owners were given the opportunity to speak.

An Owner noted that they had sent in a Unit Maintenance request form requesting permission to have his dryer vent cleaned out and had not yet received a reply. The Owner would like to have his dryer vent cleaned.

The Maintenance Committee noted that the request was on the agenda for the upcoming January 12th Maintenance Committee meeting.

An Owner asked if Owners are required to receive HOA approval to have their dryer vents cleaned.

The Maintenance Committee responded, "no", but that the Maintenance Committee was looking into a "bulk" program to have a vendor clean all dryer vents.

An Owner noted that you have to pull the washer/ dryer out to clean the dryer duct and this is a good time to replace washing machine hose lines.

IV. MEETING MINUTES REVIEW/APPROVAL

Patti moved to approve the minutes from the December 6, 2022, Budget Ratification Meeting; Ron seconds and the motion passed.

Sally moved to approve the minutes from the December 6, 2022, Board of Directors Meeting; Keith seconds and the motion passed.

V. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted with the addition of Maintenance Committee request to allocate roof reserve funds for roof repairs as well as the discussion of unit access.

VI. ACTIONS VIA EMAIL

Ron moved to approve the following actions via email:

12-12-22 Updated 2023 Budget, Board approved for distribution to Owners and consideration for ratification

Keith seconds and the motion passed.

VII. OLD BUSINESS

A. President's Report

President Skip reported on the following:

-Settled 3 insurance claims

-Finished 2 large projects

-Challenges are not going away for 2023 and it will be easier if all Board members are working together. The goal for 2023 is to have all Board members working together.

Skip stated that it is time to get back to basics and Skip reviewed excerpts from the Association Bylaws to include the role of the President as presiding officer of the Association. Skip reiterated the importance of working together.

-Skip noted that the previous budget, in which distribution to the Ownership and consideration for ratification was supported by the majority of the Board, was rejected. This is per the process as outlined and is ok. Skip noted that per the preference of the Ownership, funding for projects will be done via special assessment as opposed to regular dues and stressed the importance of Owners paying the special assessments on time. He noted that due dates for special assessments are "hard dates", and that late fees and interest will be charged for past due assessments. Additionally, Owners that are delinquent on assessments or dues do not have voting privileges per the HOA documents.

-Skip noted that we have no idea on what the premium will be for the upcoming insurance renewal in March. Additional funding may be necessary dependent upon the premium. The 3 recent major insurance loss claims will negatively impact insurability and premium.

B. Committee Reports

Maintenance Committee; Keith presented the following Maintenance Committee items.

-Three ARC forms have been submitted.

-The Committee met in December.

- Fund request; the Maintenance Committee requested funds for garage flat roof vent replacement as well as repair of the roofs over the electric meters. The Board discussed the material to be used for the electric meter roofs and there was support for both asphalt shingles and metal. The Maintenance Committee will investigate the costs and pros/cons of metal vs asphalt shingles for the electric meter roofs and report to the Board. Pete moved to approve releasing \$3600 from the roof reserve fund to replace the 18 garage flat roof vents; Patti seconds and the motion passed.
- WSFP (Western States Fire Protection) completed the annual fire sprinkler system inspection this past December. There were 17 units not accessed due to lack of keys/ codes. Pete and Keith will reach out to all Owners to get access.
- The Board discussed unit locks and access. Options were discussed to ensure HOA has access to all units. The Board is looking into drastic measures to access units.
- Keith has reviewed all of the historical WSFP inspection reports and compiled a full list of all outstanding Fire Sprinkler system items.
- Ron reported on the status of the hot tubs. It was noted that all of the pumps have been reprogrammed, an auto fill switch has been replaced and the sand filters have been backwashed which will help the heater to function properly. Replacement of one egg timer is pending. All tubs are currently in working order. Summit Hot Tubs has been completing the routine tub maintenance this past week while Anastasia was out of town and Summit Hot Tubs will be completing weekly ongoing checks of the hot tubs.
- The Poz-Lok future planning Committee was discussed. The committee is searching for volunteers. The goal is to have a plan along with costs available for presentation at the 2023 Annual Owner Meeting.

Finance Committee; Patti Tofe presented the Finance Committee report.

- Patti noted that 2022 year end financials will be completed in the upcoming weeks.
- Discussion of the Insurance claims and settlements were discussed.
- A request was made to shop the insurance policy with other providers.

Rules Committee; Review of the Parking Rules is pending.

Communication Committee; Skip noted that Bob Seibert will be working on a quarterly newsletter.

IX. NEW BUSINESS

There were no new business items to discuss.

X. NEXT BOARD MEETING DATE

The next Board Meeting will be held March 14, 2023, at 4:00 pm.

XI. ADJOURNMENT

At 5:40 p.m. the meeting adjourned.

Approved: __1-9-23_____