

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS MEETING
November 9, 2023**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 4:00 p.m. via zoom.

Board Members Participating Were:

Thane DePuey, President 301E	Bob Seibert, Treasurer 303F
Skip Hale, Director 101C	Pete Shaub, Director 101A
Keith Willy, Director 203F	

Owners Participating Were:

F 206 Lisa Koslowski	B 201 Douglas Weigand
B 204 Steve Gross	E 206 Paul McQuay
E 304 Sue Sorensen	B 301 Roger Maupin
E 202 Cindy Lowe	E 201 Ben Duhl

Representing Bells & Whistles Property Management was Anastasia Bell.

Representing Summit Resort Group was Kevin Lovett.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MEETING MINUTES

It was noted that the minutes from the October 18, 2023, Board of Directors meeting were reviewed. Upon review Keith moved to approve, Thane seconds and the motion passed.

IV. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted with the addition of Bells and Whistles Report, President Report and adjustment to move the Owner Forum to follow the Presidents Report on the meeting agenda.

V. ACTIONS VIA EMAIL

Thane moved to ratify the following actions completed via email, Pete seconds and the motion passed.

11-2-23 A Building parking reservation program, approved.

11-1-23 Fire Sprinkler Suppression System Inspection Contractor selection, approved
Johnson Controls.

10-20-23 Hot Tub repairs, approved.

VI. BELLS AND WHISTLES REPORT

Anastasia provided update to include:

Anastasia suggested that the erosion between buildings B and C should be addressed, and dryer vents should be cleaned.

Anastasia noted that heat tape had been turned on and ice melt has been put out.

Anastasia noted that the garage fume issue has been addressed.

VII. PRESIDENTS REPORT

President Thane reported on the following items:

Budget Ratification and Board Meeting date; during this meeting the date for the Budget Ratification and next Board Meeting will be set.

The 2023-24 Snow removal agreement has been signed and executed.

Hot tub pumps have been replaced.

The hot tub heater has failed. A new heater has been ordered. When the heater is replaced a leak on the piping will be repaired.

A leak occurred on the bathroom tub faucet in unit C 204. Unit C 204 and C 104 Owners are working together to take care of the repairs.

VIII. OWNERS FORUM

All Owners were given the opportunity to speak during Owners Forum.

An Owner noted issues experienced this past Fall with renters in a neighboring unit having a dog that created disturbance. It was noted that the renters provided ESA paperwork which allowed the dog to remain in the unit. However, it was noted that while the dog is permitted to be in the unit (being ESA) it must adhere to the HOA Rules and cannot create disturbance. The HOA did send violation notice to the Owner for the disturbances created. Additionally, animal control/ Frisco PD was contacted, and the authorities did visit the renter and the disturbances ceased.

An Owner requested Poz Loc system update. It was noted that the Poz Loc Committee continues to be very active, and they continue to work on it.

An Owner noted that there were large icicles that formed after the recent snow. It was noted that we are in a high alpine environment and respective Winter conditions will occur. Owners are encouraged to safely knock down icicles when possible.

An Owner suggested that people could use a "fireproof" storage locker to store flammable liquids in garages.

An Owner asked if the letters prepared stating update on the HOA's current status with regard to Poz Loc project decision could be sent to the contractors as a courtesy. The Board will follow up on this.

An Owner had question on the A Building Parking / Shoveling Reservation system; it was noted that this program is for A Building Owners only.

IX. COMMITTEE REPORTS

Finance Committee:

Bob Seibert presented the finance committee report.

-September 2023 close financials were presented.

-Bob presented the 2024 draft budget. It was noted that overall, a 4.5% increase in dues is proposed.

-Discussions with respect to the 2023-year end expense / variance were reviewed.

-Individual budget line items were discussed.

-The Capital Reserve plan and upcoming projects were reviewed. This included Poz Loc discussion as well as review of additional upcoming maintenance projects.

Upon discussion, Bob moved to approve the budget for presentation to the Owners and ratification at the 2023 Budget Ratification meeting; Pete seconds and the motion passed. A summary will be prepared and sent to Owners along with the Budget Ratification Meeting Notice.

X. NEW BUSINESS

There were no New Business items Discussed.

XI. NEXT BOARD MEETING DATE

The Budget Ratification meeting will be held December 12, 2023, at 4:00 pm MTN via Zoom. The next Board of Directors Meeting will be held on December 12, 2023, following the Budget Ratification meeting.

XII. ADJOURNMENT

At 5:48 p.m. the meeting adjourned.

Approved: _____ 12-12-23 _____