

**LAKE FOREST CONDOMINIUMS  
BOARD OF DIRECTORS' MEETING  
December 15, 2025**

**I. CALL TO ORDER**

The Lake Forest Board of Directors Meeting was called to order at 5:01 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

Anne Marie Horvath 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 November 11, 2025, Board meeting were reviewed. Upon review Steve moved to approve the minutes, Keith seconds and the motion passed.

**IV. ADOPTION OF PROPOSED AGENDA**

The proposed agenda was adopted.

**V. ACTIONS VIA EMAIL**

There were no Actions via Email since November 11, 2025, Board of Directors Meeting.

**VI. COMMITTEE REPORTS**

Maintenance Committee: Keith presented the Maintenance Committee report.

Pest Control; The Maintenance Committee is currently reviewing the current service with IPM versus proposal from Orkin for pest control services. It was noted that any "common area" rodent issues will be taken care of by the HOA; any unit specific rodent issues will be the responsibility of the individual unit Owner.

Meetings; The Maintenance Committee has agreed to meet every other month, with the Maintenance Committee meeting held on the month that the Lake Forest Board of Directors meeting do not meet.

BMM Property Management Agreement; Negotiations are complete with BMM and the renewal Property Management Agreement is ready for signature.

Hot tub structure; An engineer will be hired to inspect the hot tub structure as there is a visual concern of the roof structure.

Fire systems inspection; The annual Fire Systems inspection is underway. It was noted that half of the units will be inspected this year and the other half will be inspected in 2026.

Poz Lok Committee: Poz Lok Committee: Steve noted that the Poz Lok Committee will meet in early January.

Financial Committee: October close financials were included in the meeting packet. The 2026 Budget was discussed. It was noted that the contribution to the Reserve account will be the same in 2026 as it was in 2025. The increase to dues is only to cover increased operating expenses. Upon discussion Bob moves to approve the 2026 Budget as presented, Keith seconds and the motion passed. The Budget Ratification meeting will be held on Monday January 12<sup>th</sup>. Dues for January 2026 will remain the same as the dues for December 2025. Dues will increase effective February 1, 2026.

The Capital reserve plan was also discussed to include discussion of projects and timing.

Communication Committee: Carol Thompson reports that the next Newsletter will be sent to Owners mid-January. Board member's articles are due to Carol by January 9<sup>th</sup>.

House Rules Committee: There were no House Rules items to discuss.

**VII. OLD BUSINESS**

There were no Old Business items to discuss.

**VIII. NEW BUSINESS**

There were no New Business items to discuss.

**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 January 12, 2026 at 5:00 pm and will be followed by the Budget Ratification meeting.

**XI. ADJOURNMENT**

At 5:49 p.m. the meeting adjourned.

Approved: \_\_\_\_\_ 1-12-26 \_\_\_\_\_