

LAKE FOREST HOA MEETING MINUTES

Location: Zoom
Date: 12/23/23
Time: 4:00 pm
Facilitator: Thane De Puey

Agenda items

1. Attendees: Thane De Puey, Pete Shaub., Keith Willey., Sally Delong., Magaly Brito., Bob Siebert., Skip Hale
2. Owners: Doug Weigand, Steven Gross, Phillip Yancey, Ann Marie , Leanne De Puey
3. Board approves Board 2024/2025 Budget Ratification minutes. Budget to be sent to all Lake Forest HOA members for a vote.
4. Thane advised main meeting agenda for today would be to discuss B building water/flood event, funding the B building water damage, the options addressed in email from Sally related to Lake Forest reserves account.
5. Misc. Discussions – related to recent even in building B.
 - a. True cause of flood not known but being advised by AEI consultant it was due to frozen sprinkler line.
 - b. Insufficient insulation above the fire suppression water lines to avoid freezing and lack of heat access under the lines per the AEI inspector.
 - c. Possible installation of air vents in third floor units with fire suppression water lines in areas prone to extreme cold.
 - d. Western States not owing to fault; LF HOA will not pursue.
 - e. Skip to create/amend previous memo related to temperature maintained between 50-60 degrees. Communication will be sent to homeowners once memo approved by board (Allied Security is notified at 47 degrees or lower from the temperature monitors installed several years ago).
6. Bob asked if in replacing PozLok could we require the installer company to make the lines with potential to freeze dry lines like was done for the balcony fire sprinklers in the D building replacement?
7. Bob asked if we could plumb the replacement (PozLok) sprinklers like those installed in the E & F buildings?

8. B owners' comments: Rubi Construction is one of the vendors we are waiting on a bid from.
9. Waiting to receive 3-4 bids.
10. Once we choose a contractor(s), The Board will ask to include a vent solution.
11. Thane advised he has received invoices from drying companies; asked board members if LF should pay out of HOA funds or make it owners' responsibility via their insurance.
 - a. Risk of personal insurance companies coming back to HOA for payment
12. Board agrees HOA to pay for renovation costs, less what HO insurance will pay to get unit back to the way it was prior to flood. LF will not pay for personal property or improvements beyond original installed items or materials.
 - a. Phillip asked if he should submit claim to his insurance or wait? Advised by Thane he should submit to his insurance first, and we can then review what was not covered.
13. Options to build reserves email. Board feedback/discussion:
 - a. Bob reiterated email response he had shared: Instead of doing an assessment for future PozLok, he proposed paying for stack in building B w/reserves and then later, do an assessment with 60 days' notice and 30 days to pay. This is based on \$400k estimate.
 - (i) Magaly votes for Option A: a one-time emergency payment of \$25k. The outcome of being reactive and proactive did not make much of a difference and that is my reason for option A.
 - (ii) Pete agrees with Bob.
 - (iii) Keith agrees with Bob.
 - (iv) Skip agrees with Bob.
 - (v) Sally agrees with Bob but thinks the amount should be higher than \$400k.
14. Raising Deductible topic: Thane will send email to Board to make it into a motion and then present to homeowners.
15. Owners Forum:
 1. **Ann Marie/Bob** – What was done to replace last PozLok issue did not work so will need to address concerns from homeowners of what will be done differently this time around.

- i. Moving pipes, more insulation, etc.
- ii. Plans and reassurance needs to be shared with homeowners.

Next board meeting will be scheduled for mid-January 2024

Action items	Owner(s)	Deadline	Status
Temp. memo	Skip	ASAP	Email to Board for approval of memo
Find Project Mgmt. company/Prof. engineering co.	All	ASAP	Pending
Raising Deductible proposal	Thane	ASAP	

Approved 1-15-24