

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS MEETING
December 7, 2021**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:32 p.m. via videoconference.

Board Members Participating Were:

Skip Hale, President, 101C
Patti Tofe, Treasurer, 302B
Ron Crist, 104C

William Gibson, VP, 304A
Douglas Weigand, Secretary, 201B
Dennis Murphy, 203C

Owners Participating Were:

Anne Marie Heneghan, 201B
Lesley Radocy, 102A
Sally Delong, 103B

Ben Duhl, 201E
Hub Helm, 302A

Representing Summit Resort Group was Kevin Lovett and representing Summit Property Maintenance was Keith McBrearty.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MEETING MINUTES REVIEW/APPROVAL

William Gibson moved to approve the October 18, 2021 Board Meeting minutes as presented. Ron seconded and the motion carried.

IV. ADOPTION OF PROPOSED AGENDA

The agenda was adopted.

V. ACTIONS VIA EMAIL

Dennis moved to approve the following actions via email:

10-22-21 2022 Budget, approved for presentation to Owners

12-2-21 WSFP proposal for Fire Sprinkler Repairs, approved

Patti seconds and the motion passed.

VI. OLD BUSINESS

A. President's Report

President Skip reported that he is working on a letter to be sent to all Owners.

B. Committee Reports

Maintenance Committee; Dennis Murphy led the Maintenance Committee report.

Exterior Renovation Project; Dennis noted that details of the Exterior

Renovation Project are essentially complete! The replacement of two windows

is pending and windows will be installed as soon as delivered. It was noted that the Exterior Renovation project came in under budget.

Snow removal; Dennis noted that Emore sold his snow removal business to Lozano. Lozano is honoring the three year agreement executed with Emore.

Fire Sprinkler system repairs; Approved fire sprinkler system repairs are underway. The Board discussed repairs required to sprinkler heads located in units and rebilling individual Owners for these repairs. While expense for sprinkler head repairs are typically rebilled to individual unit Owners, this year, the rebilling will not be necessary as the removal of the heads and cost will be absorbed in the required 5 year tests that are scheduled as the tests require head removal. Additionally, it was noted that there are two E building garages that have structures built in the garages that are blocking the heads; the HOA is working with the Owners to address.

Comcast Cable; It was noted that a small siding adjustment around the cable boxes on the exterior of the building is underway.

Dumpster enclosure man door; It was noted that the man door on the dumpster enclosure has been replaced.

Finance Committee; Patti Tofe presented the Finance Committee report.
Budget 2022; It was noted that the 2022 Budget was ratified.

Investment account; Additional efforts will take place to find investment opportunities to include local credit unions.

Rules Committee; The House Rules Short list has been created and handouts laminated. SPM will distribute by sliding under unit front doors. Additionally, the House Rules Short List will be presented in the next letter to Owners. Ideas discussed to assist in obtaining compliance with pet rules and restrictions as stated in the Declarations include establishing a pet policy, pet registration with the HOA to include pictures of the pet and custom Lake Forest collar tags. Sample pet policies will be reviewed by the Board.

VII. OWNER FORUM

Owners were offered the opportunity for comment. Owners present noted that they had no comments.

VIII. NEW BUSINESS

The following New Business item was discussed:

Gutter system addition, West end of Buildings B and C; It was noted that ice builds up on the ground floor entries on the West end of Buildings B and C. Upon review, the proposed solution is addition of a gutter/ downspout system to move drainage water away from the area. No Name / Excellent Construction have provided proposal to install gutter / downspout systems to address. Upon discussion, Dennis moved to accept the proposal as presented; Ron seconds and

the motion passed. It was noted that there are additional areas throughout the complex that also experience drip issues from snowmelt; these areas will be monitored.

IX. NEXT BOARD MEETING DATE

The next Board Meeting will be held on Tuesday February 15, 2022, at 5:30 pm via zoom.

X. ADJOURNMENT

At 6:35 p.m. the meeting adjourned.

Approved: _____2-15-22_____