

**LAKE FOREST CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
February 13, 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:

Skip Hale, President, 101C

Sally Delong, Vice President, 103B

Patti Tofe, Treasurer, 302B

Douglas Weigand, Secretary, 201B

Pete Shaub, 101A

Ron Crist, 104C

Keith Willy, 203F/ 302E

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

B 204 Steve Gross

A 302 Hub Helm

C 302 Adele Gelfand

D 304 Jayne & Dennis Burke

D 101 Eileen Kirrane

F 303 Bob Seibert

E 301 Thane Depuey

E 301 Thane DePuey

F 303 Bob Seibert

B 201 Anne Marie Heneghan

Representing Summit Resort Group was Kevin Lovett.

**II. MEETING NOTICE**

It was confirmed that the meeting was properly noticed.

**III. ADOPTION OF PROPOSED AGENDA**

The proposed agenda was adopted.

**IV. OWNERS FORUM**

Owners were given the opportunity to speak.

An Owner stated that \$4,000 to have Excellent Construction inspect units was too much to spend. The Owner would prefer that individual Owners inspect their own units and report to the Board.

An Owner noted that there are too many absentee Owners to get Owner participation.

President Skip spoke to the reasoning behind the desire to complete the inspection. Skip noted that our current insurance carrier has denied the renewal due to insurance claims loss history and the inspection effort is to prevent additional losses and demonstrate to insurance company that the HOA is taking action to prevent future losses. There are rigged toilets, spotty fire sprinkler heads, old water heaters and water spots on walls.

An Owner noted that previous Boards have required 3 bids and requested that 3 bids be obtained for this project.

Patti noted that all units need to be entered to check ceilings for leak activity and while in the unit, the other items will be checked.

Patti noted that \$4000 divided amongst 73 units is less than \$55 per unit...

Pete noted that fundamentally 3 bids should be obtained and noted that it is important to have a systematic approach to the inspections in placed. Pete also asked who is responsible for following up on any items needing to be addressed after the inspection.

It was noted that Excellent Construction is most familiar with the building and units and will provide the most productive report.

An Owner asked what the consequences for non-compliance are.

Kevin Lovett spoke to the status of HOA insurance. The current carrier has provided notice of non-renewal and multiple insurance companies have denied coverage due to the loss history. Agent Steve Deraddo is working to find coverage but options are bleak. It is quite likely that the HOA will have to move to the secondary insurance market which could present extremely high insurance premium.

President Skip outlined an overview of what the unit inspections will cover and reiterated the urgency.

Pete discussed proceeding with a cohesive team effort.

An Owner noted to be careful what you find and be careful of what you report to the insurance company.

An Owner noted that this discussion has “not been in a vacuum”... it has been discussed via email as well as at the Maintenance Committee meeting.

An Owner noted that he supports the inspection effort.

The scope of what is to be inspected was discussed. It was noted that water supply lines to refrigerators, dishwashers and washing machines would be inspected visually without pulling out the appliance.

An Owner thanked the Board for being proactive.

## **V. UNIT INSPECTIONS**

Upon discussion (above), Pete moved to engage Excellent Construction at a cost of \$4,000 to inspect all units for the following:

1. Record each Thermostat setting and Wi/Fi or standard.

2. Mechanical Room - water heaters with or without pans (original or replaced), overflow pipe installed to hit floor joist drain, and inspect the sprinkler head. Record Mech Room temperature.
3. All sprinkler heads inspected using a strong flashlight. There are 15 inside sprinkler heads in loft units. Inspect all garage sprinkler heads in buildings E & F.
4. Check toilets properly seated and inside flappers are seated correctly so water is not running continuously.
5. Check 3rd floor loft bath's electric baseboard heater.
6. General appearance, i.e., water stains on walls.
7. Water supply lines to refrigerators, dishwashers and washing machines without pulling out the appliance.

Ron seconds and the motion passed.

**VI. NEXT BOARD MEETING DATE**

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

**VII. ADJOURNMENT**

At 4:55 p.m. the meeting adjourned.

Approved: \_\_\_\_2-28-23\_\_\_\_