

LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS “MANAGEMENT” WORK SESSION MEETING
March 24, 2022

I. CALL TO ORDER

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

It was noted that this meeting was called as a work session meeting to discuss Management.

Board Members Participating Were:

Skip Hale, President, 101C

Patti Tofe, Treasurer, 302B

Ron Crist, 104C

William Gibson, A 304

Dennis Murphy, 203C

Douglas Weigand, Secretary, 201B

Pete Shaub, A 101

Owners Participating Were:

Marty Tarabocchia, 301B

Eileen Kirrane, 101D

Leanne De Puey, E301

Hub Helm, 302A

Anastasia Bell from Flipping Bells Company/ Potential Site Management Candidate was in attendance for a portion of the meeting.

Representing Summit Resort Group was Kevin Lovett.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MANAGEMENT DISCUSSION

President Skip presented overview of the Lake Forest management status. Skip noted that Summit Property Maintenance (Keith McBrearty’s company) has resigned effective 5:00 on April 22, 2022. The Board has investigated alternative management companies and obtained proposals for “full” management as well as only “site” management. Proposals received are based on the current scope of work outlined in the current management agreements. The Board reviewed and discussed the spreadsheet summarizing proposals to include proposal costs.

IV. FLIPPING BELLS MANAGEMENT INTRODUCTION

Anastasia Bell from Flipping Bells joined the meeting. Anastasia presented her work history, qualifications and Q & A ensued. Upon completion of Q & A, Anastasia was dismissed from the meeting.

V. DISCUSSION OF NEW MANAGER SELECTION PROCESS

The new manager selection process was discussed. The process will be, discussion held at this meeting and then Board vote by email to select the new Manager and then ratification of the email vote at the April Board meeting. Each Board member was given the opportunity to present thoughts. Each Owner in attendance was also given the opportunity to comment. It is noted that all Board members and all Owners supported selection of Flipping Bells as the site manager while continuing the existing agreement with SRG for accounting services. Next steps

will be to formally accept the proposal from Flipping Bells for site management services, contract finalization and training. Transition and training of the Flipping Bells will begin as soon as possible to include updating of Owner phone, email, combinations, special security access, and keys in preparation for the "Emergency Drill" which will be completed prior to April 22 (SPM's last day). Flipping Bells will be asked to submit invoicing for this interim time frame on an hourly basis. Pete and Patti will work with Flipping Bells on contracting. Once the contract is finalized, notice will be sent to the Owners. Owners will be asked to provide updated access and alarm information for their units.

VI. DENNIS MURPHY ANNOUNCEMENT

Dennis Murphy noted that he will be listing his unit for sale and will be resigning from the Board and Maintenance Committee. Dennis was thanked for his incredible service and dedication! It was noted that a new Maintenance Committee Chair will be appointed after resignation.

VII. MISCELLANEOUS DISCUSSION

The following miscellaneous items were reported on:

-Attic Piping, freeze prevention efforts; Excellent Construction will complete D Building attic piping freeze prevention efforts next week. Then, Excellent Construction will be moving onto C Building, B Building and then A Building.

-D 302, 202, 102 leak/ claim; Excellent Construction will be the contractor for the repairs. Excellent Construction is working with the HOA Insurance adjuster, the Owners and the Owner insurance companies.

-B 304, 204, 104 fire sprinkler leak/ claim; Western States Fire Protection is working to prepare a plan to replace the fire sprinkler system in this stack. Once the plan is completed it will be submitted for permitting. Once approved, Excellent Construction will then prepare the plan for drywall removal to allow for new fire sprinkler piping runs; this plan will also be submitted for permitting. Work will commence once permits are approved.

-Radon testing; It was noted that an Owner that previously requested permission to install a radon mitigation system has received radon testing report. It was noted that the radon level was below the recommended mitigation level. Additional testing of other units is planned to take place at some time in the future. The Board was pleased to hear that the recent test completed was at a very low level.

VIII. NEXT BOARD MEETING DATE

The next Board Meeting will be held on Tuesday April 26, 2022, at 5:30 pm via zoom.

IX. ADJOURNMENT

At 5:28 p.m. the meeting adjourned.

Approved: ____4-2-22____