

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS MEETING
July 11, 2023**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:00 p.m. via zoom.

Board Members Participating Were:

Skip Hale, President, 101C

Sally Delong, Vice President, 103B

Bob Seibert, Treasurer, 303F.

Magaly Brito, Director 102B

Owners Participating Were:

A 101 Pete Shaub

B 201 Douglas Weigand

B 201 Anne Marie Heneghan

B 204 Steve Gross

F 303 Bob Seibert

E 206 Paul McQuay

E 301 Thane and Leanne Depuey

B 303 Bill Huston

C 102 Jamie Natter

A 202 Ken Dondero

E 304 Sue Sorensen

Representing Bells & Whistles Property Management was Anastasia Bell.

Representing Summit Resort Group were Kevin Lovett and Hunter Valdez.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MEETING MINUTES

It was noted that the minutes from the May 9, 2023 Board of Directors meeting were approved via email.

IV. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted with the addition of hot tub pump repair.

V. ACTIONS VIA EMAIL

Bob Seibert moved to ratify the following actions completed via email, Sally seconds and the motion passed.

6-15-23 Stairwell painting, approved

5-19-23 Minutes from 5-9-23 Board meeting, approved

5-14-23 Appoint Bob Seibert to Finance Committee, approved

5-11-23 Lozano 2023-24 snow plow agreement, approved

VI. UNIT D 203 REMODEL

The remodel work in unit D 203 to include recent leak/ flood was discussed.

Anastasia presented a recap of the situation and leak as follows:

Contractor working in unit D 203 on interior remodel project. There was no ARC form submitted by the Owner and thus no review and no approval of the remodel project. The Contractor has been working after hours. Demo work had taken place in the unit to include the removal of bathroom cabinetry, which exposed the plumbing pipes. The

contractor has asserted that A large mirror fell off the wall in the bathroom, breaking a plumbing pipe and causing a leak/ flood. There is water damage in units D 203 and D 103. The Fire Department responded and shut off the water. Anastasia's phone was updating and was unable to answer. SRG emergency night phone was called and the on call emergency tech responded, met with fire dept and verified water was shut off. Anastasia responded first thing the following morning and notified the owners of the units affected as well as the maintenance committee.

Discussion took place with regard to Bells and Whistles emergency response. It was noted that the contractor was working in D 203 again the following evening on the remodel, after hours and disturbed the neighbors. The Board has been in contact with the Owner of D 203 with regard to the rule violations (remodel work without HOA approval and working after hours). An insurance claim has been filed with the HOA and the Owners of D 203 and D 103 have been instructed to contact their individual insurance companies. Next steps were discussed. Skip will serve as point person for this project along with assistance from Doug (appointed by the Board to serve as assistant on this project) and Sally.

VII. POZ-LOK

Steve Gross presented Poz-Lok update. Communications are ongoing with contractors and initial estimates have been received and reviewed. Steve and Doug will continue to meet and discuss and work through contractor discussions. Skip noted that he is available to assist. As stated in the plan, the goal is to award the contract to the winning contractor on September 17th. Discussion took place with regard to current pipe condition in buildings. The number of storage units needed on site was also discussed.

VIII. MAINTENANCE COMMITTEE UPDATE

The Maintenance Committee report was presented. It was noted that the Maintenance Committee is scheduled to meet on the 2nd Thursday of each month. The Board discussed the hot tub pumps. It was noted that o- rings on the pumps have eroded and are in need of replacement. Upon discussion, Sally moved to replace the pump o- rings; Magaly seconds and the motion passed.

IX. NEW BUSINESS

The Board discussed the pet policy. It was noted that only Owners are permitted to have pets at the complex and Owners must register their pets with the HOA. Discussion took place with regard to fines for recent renter with pet violation; it was noted that service animal paperwork was presented after the Owner was contacted re the violation.

X. OWNER FORUM

All Owners were given the opportunity to speak during Owners Forum. Conversation with regard to pets continued.

XI. NEXT BOARD MEETING DATE

The next Board Meeting will be held August 8, 2023, at 4:00 pm.

XII. ADJOURNMENT

At 6:41 p.m. the meeting adjourned.

Approved: _____8-8-23_____