

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS' MEETING
July 6, 2026**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:30 p.m. via zoom.

Board Members Participating Were:

Sally DeLong, 103B	Bob Seibert, F 303
Lisa Koslowski, 206F	Pete Shaub, 101A
Keith Willy, 203F	Steve Gross, 204B
Erwin Gelfand, 302C	

Owners Participating Were:

Anne Marie Horvath 201B
David Cohen, 303D

Representing Summit Resort Group was Kevin Lovett.

II. MEETING NOTICE

It was confirmed that the meeting was properly noticed.

III. MEETING MINUTES

The minutes from June 1, 2026, Board meeting were reviewed. Upon review Sally moved to approve the minutes, Keith seconds and the motion passed.

IV. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted with the Board members agreeing to move the appointment of officer positions up on the agenda.

V. ACTIONS VIA EMAIL

There were no actions via email to ratify since the June 1st Board meeting.

VI. BOARD OFFICER APPOINTMENTS

The following Board of Director officer appointments were made:

President; Pete moved to appoint Sally DeLong as President; Lisa seconds and the motion passed.

Vice President; Keith moved to appoint Erwin Gelfand as Vice President; Pete seconds and the motion passed.

Treasurer; Pete moved to appoint Bob Seibert as Treasurer; Erwin seconds and the motion passed.

Secretary; Pete moved to appoint Lisa Kosloski as Secretary; Erwin seconds and the motion passed.

Directors; Pete Shaub and Keith Willy will serve as Directors.

VII. COMMITTEE REPORTS

Maintenance Committee: Keith presented the Maintenance Committee report discussing the following items:

Parking Lot / Drainage/ Heated Drain pans; Keith noted that the parking lot topo survey should be completed this week. Additionally, sections of the heated drain pan were investigated to include demo of some sections. It was determined that the electrical heating lines within the concrete drain pan have failed (burnt wires). Repair is not recommended; replacement is the recommended path of repair. The Board plans to discuss the electrical failure with contractor Ed Storako. A bid to replace will also be obtained.

Hot tub Structure; It was again noted that there is no emergency with the hot tub structure. There are preventative maintenance items that are needed.

Fire Sprinkler System; It was noted that additional repairs to the fire sprinkler system were noted from the last inspection; these repairs will be pursued.

Owner plumbing project; An Owner would like to replace all of the toilet shut off valves in their unit. The Owner was instructed to fill out and submit the Architectural Review Form and to use a licensed and insured plumber. The Owner discussed the project with the Board during the meeting. The conversation will continue via email / phone call.

Upon discussion, the following motions were made:

Motion 1 – Parking Lot Re-Grading and Paving and Radiant Heat

Be it resolved that the Lake Forest HOA Board of Directors approves a Not-To-Exceed expenditure of \$10,200 for pre-construction services by Providence Construction, LLC for re-grading, radiant heat remediation and paving of the parking lot.

This authorization includes scope development, bidding coordination, contractor qualification, and cost estimation.

This approval is limited strictly to pre-construction activities. Any construction-phase work will require separate Board approval following review of bids and project scope.

As an initial step we request Providence Construction to engage potential engineering companies to review topo work and identify companies to solicit bids and perform initial design work. This initial task shall not exceed \$2,000 and shall be completed within 30 days of engagement.

Keith made the above motion, Steve seconds and the motion passed.

Motion 2 – Hot Tub Building Repairs

Be it resolved that the Lake Forest HOA Board of Directors approves a Not-To-Exceed expenditure of \$5,100 for pre-construction services by Providence Construction, LLC for hot tub building structural repairs, siding, and painting. Engagement requires Providence Construction to provide a proposal within 30 days.

This authorization includes scope development, bidding coordination, contractor qualification, and cost estimation.

This approval is limited strictly to pre-construction activities. Any construction-phase work will require separate Board approval following review of bids and project scope.

Keith made the above motion, Steve seconds and the motion passed.

Poz Lok Committee: There was nothing new to report from the Poz Lok Committee.

Financial Committee: Bob noted that the Association is in a favorable position to budget thus far in 2026.

Communication Committee: The next newsletter will be mid- late July. Board members are asked to have articles to Carol by July 12th.

House Rules Committee: There were no House Rule Committee updates.

VIII. OLD BUSINESS

The were no Old Business items discussed:

IX. NEW BUSINESS

The following New Business item was discussed:

Hallway lighting project; It was noted that BMM is working to correct the hallway light bulbs for proper consistency and hue.

Fanni Mae mortgage financing qualification; An Owner has volunteered to investigate, with their lender, the possibility of positioning the HOA to allow Owners to obtain Fannie Mae financing.

X. OWNERS FORUM

Owners were given the opportunity to provide comments.

An Owner stated that they are concerned about the airflow and return with the potential installation of the Poz-lok soffits. The Owner will pass along 3 contractors to investigate air flow with the soffit install design.

XI. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be held on August 24, 2026, at 5:00 pm and will be held via Zoom.

XII. ADJOURNMENT

At 7:29 p.m. the meeting adjourned.

Approved: _____8-24-26_____