

**LAKE FOREST CONDOMINIUMS
BOARD OF DIRECTORS' MEETING
August 25, 2025**

I. CALL TO ORDER

The Lake Forest Board of Directors Meeting was called to order at 5:01 p.m. via zoom.

Board Members Participating Were:

Thane De Puey, President 301E

Lisa Koslowski, Director 206F

Keith Willy, Director 203F

Sally DeLong, Vice President 103B

Bob Seibert, Treasurer 303F

Pete Shaub, Director 101A

Steve Gross, Secretary 204B

Owners Participating Were:

Carol Thompson A 104

Adele Gelfand C 302

Sue Sorensen E 305

Anne Marie Horvath B 201

Roger Maupin B 301

Ken Dondero A 202

Jim Miller F 201

Bill Huston B 303

Doug Weigand B 201

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 July 22, 2025, Board meeting were reviewed. Upon review Thane moved to approve, Lisa seconds and the motion passed.

IV. ADOPTION OF PROPOSED AGENDA

The proposed agenda was adopted.

V. ACTIONS VIA EMAIL

There were no actions via email to ratify.

VI. COMMITTEE REPORTS

Maintenance Committee: Keith presented the minutes from the last Maintenance Committee Meeting and discussed the following:

Reserve Study; The Maintenance Committee is checking in with John Cona from Criterium Engineering (engineer that completed the last reserve study) to obtain cost estimate for an update to the reserve study. Funds are available for a Reserve study update.

Asphalt; The Maintenance Committee is working to obtain proposal for asphalt patching and maintenance with the goal to complete work in the Spring of 2026.

Concrete, heat tape repair; It was noted that the heated concrete in front of the B building is in need of repair. The Maintenance Committee is investigating options. A Board member stated that the heated walkway in front of C building should also be investigated; another Board member stated that they thought the C building heated concrete was already repaired (circuit breaker replacement).

Buffalo Mountain Managers contract; Thane and Keith will be working on the BMM contract renewal which is scheduled for renewal in March 2026.

Snow removal; The Board agreed to pursue renewal with Lozano for 2025-26 snow removal services.

Pest control; Thane will reach out to Integrated Pest Management to discuss the monthly pest control service as broken rodent traps are visible on site.

Poz Lok Committee: Keith presented the Poz Lok Committee report. The report recently presented to Owners was reviewed to include cost estimate to address. Keith noted that up until this point, there was no “one document” that contained all of the costs, so, the Poz Lok Committee created the spreadsheet. It was noted that the cost summary reviewed is an “orders of magnitude” estimate and subject to many variables that may come into play and will remain unknown until final pursuit.

Financial Committee: Bob reviewed July 31, 2025, close financials. The Association is operating favorable to budget, and all Owners are current on dues payments.

Communication Committee: **Carol noted that the next newsletter will be sent mid-October 2025. All Board members are asked to have information to Carol by October 1.**

House Rules Committee: There were no updates from the House Rules Committee. Thane did note that there have been many dogs off leash and dog waste piles on site. Please keep your pets on leash and pick up after your pets!

VII. OLD BUSINESS

The following Old Business item was discussed:

Legal review of Special assessment allocations; Two attorneys were contacted to review the Lake Forest Governing Documents and provide opinion as to special assessment allocation to Owners when the item being assessed for affects only “some” of the units. Specifically, this question in regard to billing for the Poz Lok replacement as while all units have fire sprinkler systems, only 4 of the 6 buildings have Poz Lok. Altitude Law reviewed and provided the opinion that they could argue the case either way, while providing guidance that billing only some of the owners is a “slippery slope” ... The 2 buildings that do not have Poz Lok, still have fire sprinkler systems which will one day require replacement and at the point in the future some may “forget” the manner in which the Poz Lok project was billed... Additionally, where does the billing of only some units end, examples were given such as a landscape stone replacement at the B Building, should only B Building Owners pay for this? Additionally, a

Board member noted that a few C building owners have garages in the E and F building, and those garages have fire sprinklers in them.

VIII. NEW BUSINESS

The following New Business items were discussed.

Collection Policy / Phone and Email policy: The Board reviewed the updated Collection and Phone / email policies. Upon review, Thane moved to approved, Keith seconds and the motion passed.

Tree Trimming: The Board discussed tree trimming and tree removal as recommended during the site fire mitigation review. Upon discussion, Lisa moved to proceed with the tree trimming/removal as identified in the fire mitigation review, with the work being completed by TSH Tree Service for \$2,231, with a down payment of \$892.40 prior to the work beginning. The funds for the work are available and will come from the Landscaping budget. Bob seconds and the motion passed.

Comcast TV / Internet agreement; SRG will send Thane the current Comcast agreement for review of the renewal date and anticipated fee increase for budgeting purposes.

Grills: It was noted that the current common grills are in need of replacement. As it is the end of the season, Thane will keep an eye out for deals on grills and new grills will be purchased.

IX. OWNERS FORUM

Owners were given the opportunity to provide comments. The following Owner comments were received.

An Owner thanked the Board for preparing the Poz Lok replacement cost spreadsheets and reiterated the need for accurate expense estimates. The Owner also encouraged the Board to amend the Governing Documents to clearly spell out that the fire suppression system is a common element.

An Owner noted that remodel debris were left outside the C Building Stairwell. Another Owner noted that they were picked up today.

An Owner noted that the broken window on one of the units has been repaired.

An Owner noted that some of the rodent control traps are broken and empty poison packets are on site. The pest control company will be contacted to address.

An Owner noted that unit cleaners are putting plastic bags in the recycling totes and recommended installing signage in Spanish with recycling instructions.

X. NEXT BOARD MEETING DATE

The next Board of Directors Meeting will be held at 5:00 pm on September 29th.

XI. ADJOURNMENT

At 6:14 p.m. the meeting adjourned.

Approved: _____9-29-25____