

# LAKE FOREST HOA MEETING MINUTES

**Location:** Zoom  
**Date:** 08/29/23  
**Time:** 4:00pm  
**Facilitator:** Thane De Puey

## Agenda items

1. Attendees: Thane & Leanne D., Pete S., Keith W., Sally D., Magaly B., Bob S., Skip, Ben D., Becky & Roger M., Doug W., Steven G., AnnMarie
2. Thane advised only meeting agenda for today would be PozLok
3. Pete: Spoke to Fire marshal-Jessica Sawyer
  - a. Experience with replacement/repair of PozLok
  - b. Confirmed lifespan is 30-40 years
  - c. Possible funding source for sprinkler replacement via state: \$2500 p/u. Unclear if must be initiated by owner or HOA
  - d. There are resources available that can share experience with PozLok activities and how they dealt with issue
    - (a) One example provided from Wilderness/Silvertree HOA Board Pres. (poc: Chris Robinson). PozLok activities only required 1 week owner vacate; no need to remove all items from units; cost was \$52k p/u – 54% less than LF bids. Issue addressed related to small (possibly multiple) pin hole leak. They did a full replace of the PozLok with another quality product. Do not think the old system was removed. Their replacement involved exterior pipes and soffits.
  - e. Board polled to advise on thoughts and next steps:
    - (a) Keith, Sally, Bob would like more info on possible solutions. Keith also advised having possible cash reserves when issues arise.
    - (b) Skip stated need to clarify repair vs replacement. All current bids were for removing PozLok and replacing with a new system so need to be sure we compare apples to apples. Per Pete, homeowners' insurance paid for repairs but not replacement.
    - (c) Doug advised there could be delays with drawings.

- (d) Steven G states need to make sure supplies are available if pushing out past September; doesn't recommend pushing to 2024 to prevent higher cost.
  - (e) Keith to do walk thru next Thursday. Sally volunteered her unit and units above her could be option as well.
- 4. Item for discussion: Alternate bidders. Sally motion to accept any new bids. Pete 2<sup>nd</sup> motion, none opposed.
  - a. Keith to provide cut off date (no more than 2 weeks) for a final decision mid-October. Will ask vendor(s) if they have a preferred general contractor (GC); have one available or need one assigned. Pete: Johnson Controls may serve as actual GC but need to confirm.
- 5. Item for discussion: Timeline schedule for owners to vacate – table for now.
  - a. Owners need to be out of units by April 15<sup>th</sup>. Letters need to go to owners as soon as we go under contract so they can plan accordingly.
    - (i) Certified letter to all homeowners
    - (ii) Notification to stack about noise during project
    - (iii) Doug mentioned impact to Doug Smith but not sure who/where he is and impact*
- 6. Item for discussion: Storage units: Storage rental units are available in Summit County and 20' storage pods are available for \$500 per unit. Stand-alone garages of the affected owners should be available as well for this project but won't be best solution for all. Thane to email Board with details.
- 7. Item for discussion: Assessment & timeline for collection of funds – table for now. Question brought up concerning change in direction from future board members to ban the project. Consult lawyer to discuss options to continue project to completion (all buildings). Bob noted that regardless, we can only start project once funds are available.
- 8. Item for discussion: Bid evaluation: table for now.
- 9. Item for discussion: Open forum for homeowners:
  - a. Anne Marie: concerned about additional costs potentially caused by soffits which could cause light fixtures and cabinets to be moved/reinstalled. Per Thane contractors need to address/advise. Thane stated no soffits, all should be internal. Keith recommended taking pictures of soffits and consulting with contractors for possible solutions
  - b. Becky R.: First time hearing about PozLok, will connect offline with Doug W.

c. Ken D.: Open to options and look forward to learning more

10. Vote to proceed with project and accepting additional bids and info/more options for solutions

Action items	Owner(s)	Deadline	Status
PL Work Group	Sally, Pete, Keith	9/13/23	Gather more info from Fire Marshal & other HOAs
Walk Thru with vendor(s)	Keith	9/07/23	
Storage options	Thane		Thane to email details to Board