

**LAKE FOREST CONDOMINIUMS**  
**ANNUAL MEETING**  
**June 25, 2022**

**I. CALL TO ORDER**

The Lake Forest Board of Directors Meeting was called to order by Skip Hale at 1:33 p.m. at the Summit County Senior Center and via videoconference\*.

**II. ROLL CALL**

Board Members Participating Were:

Skip Hale, President, C101

Patti Tofe, Treasurer, B302

Pete Shaub, A101

Keith Willy, E302/F203\*

Sally DeLong, Vice President, B103

Douglas Weigand, Secretary, B201

Ron Crist, Member, C104

Owners Participating Were:

Karen Bacon, A201

Hubbard Helm, A302

Doug & Jilayne Smith, B104

Martin Tarabocchia, B301\*

Philip Yancy, B304

Richard Eckrich, C201\*

Kristie Kimmach, C204\*

Paul & Linda Roberts, D102

Madeline & Steve Mishkind, D104

Gerald Van Eeckhout, D301

Ben & Lily Duhl, D201

Paul McQuay, E206

Lisa & John Kosloski, F206

Ken & Julie Dondero, A202

Sally DeLong, B103

Ann Marie Heneghan, B201

Andrew Tofe, B302

Linda Hale, C101

Theodore Dryer, C202

Leslie O'Kane, C304\*

Thomas Moore, D103\*

Lowell Arthur, D201

Jayne Burke, D304\*

Jason Berman, E204

Sue Sorensen, E304

Bob & Jeanne Seibert, F303

Jared Hogue of Poz-Lok joined the meeting at 2:05 p.m.

Representing Summit Resort Group (SRG) were Kevin Lovett and David Paradysz. Property Manager Anastasia Bell (Whistling Bells) was present. Erika Krainz of Summit Management Resources was recording secretary.

With units represented in person or by proxy a quorum was confirmed.

**III. STATEMENT OF COMPLIANCE WITH PROCEDURES FOR NOTICE OF MEETING**

Notice of the meeting was sent May 26, 2022.

**IV. READING AND APPROVAL OF MINUTES OF LAST MEETING**

**Motion:** Bob Siebert moved to approve the June 26, 2021 Annual Meeting minutes as presented. Ken Dondero seconded and the motion carried.

**V. REPORTS OF OFFICERS/PRESIDENT'S REPORT**

Skip Hale reported that there was a flood in D 302 on February 4<sup>th</sup>. All third floor units were inspected and a frozen Poz-Lok elbow in the sprinkler system was discovered in B304. Damage was minimized by early detection. Getting Western States, the insurance carrier and the contractor to agree on start times and pricing and obtaining permits has been a slow process.

At around the same time, Keith McBrearty resigned as On Site Manager, Bill Gibson resigned as Vice President, and Dennis Murphy resigned from the Board and the Chair of the Maintenance Committee. Pete Shaub solicited bids from management companies and placed ads in the paper. Anastasia Bell was hired as the new On Site Manager, Sally Delong was appointed to replace Bill Gibson as Vice President, and Keith Willy was appointed to replace Dennis Murphy on the Board for a three-year term, and he also took over as Chair of the Maintenance Committee.

A letter was drafted to the insurance provider CAU specifying the corrective actions to be taken to prevent future frozen pipes, i.e., additional insulation around the pipes and tenting before next winter. Eleven below zero days in the 30 days prior to the flood may have contributed to the freezing. If the damage had been caused by a failure of the system, CAU would not have covered the claim.

There was a class action suit against Poz-Lok several years ago and an attempt was made to join the suit, but the Lake Forest had not incurred any failure and could not join the claim before the deadline passed.

The initial bids for the repairs ranged from \$29,000 - \$117,000. Once Western States provided drawings, the first bid (Belfor) was increased to \$55,000 and the second bid increased to \$121,000. Belfor was authorized to move forward. Western States needs approval from the Fire Marshall and a permit before starting work but the Fire Marshall was initially unresponsive. He has now promised a written report and approval. The work will begin in B104. Jared Hogue from Western States Fire Protection is comfortable with fact that Building B will be hybrid fire suppression system, with Poz-Lok on three stacks and new Schedule 40 on one stack. CAU is paying for all the drywall cut out and replacement and Western States to replace the entire stack's fire sprinkler system.

Jared Hogue joined the meeting at 2:05 p.m. He said Poz-Lok was the best product at the time but parts are no longer readily available and most contractors will not fix systems with Poz-Lok unless the unit owners sign a liability waiver. Buildings that are 20 – 30 years old with this system are starting to develop pinhole leaks. There needs to be a more comprehensive plan for replacement and not just insulation.

Kevin Lovett commented that there have been three large claims in the past 18 months. This will affect the loss history and there will likely be a large premium increase at the next renewal. The current insurer has not threatened to drop the policy thus far.

Jared Hogue said the Fire Department is going to require additional sprinkler heads for the decks and entryways. He is waiting for the letter from the Fire Marshall. Buildings C and D do not have Poz-Lok. All other buildings will have to have fire sprinkler system replacement. Once the permit is received, the installation should take three to four weeks.

## **VI. REPORTS OF COMMITTEES**

### **A. *Finance Committee & Treasurer's Report***

Patti Tofe reviewed the Finance Committee Report. She said the budget is drafted to end the year with no profit. It is likely there will need to be a dues increase next year. The 2021 year-end and 2022 year-to-date financial reports were included in the meeting packet.

The five-year backflow testing was recently completed. Some in-unit sprinkler heads that were painted over or missing had to be replaced but Western States could not confirm if the work has been completed. The expense should be charged back to the unit owner.

There was discussion about the annual hot tub expense. The operating cost, excluding water, electricity or capital expenses, was about \$16,000 last year. Removing the hot tub would require approval by at least 67% of the membership.

### **B. *Maintenance/Grounds Committee***

A written report was included in the meeting packet. Anastasia Bell said she hired a completely new team for the property. The property had been neglected in many areas. She hopes it will be turn-key next year. She reviewed completed projects:

1. Touched up all garage trim.
2. Planted flowers.
3. Fertilized the grass and mitigated the weeds.
4. Painted the hot tub interior and exterior areas.
5. Dog bag stations were added to both sides of the property.
6. Cleaned all the stairwells and windows.
7. Power washed all grounds.
8. Cleaned the grills twice.
9. Fed, fertilized and trimmed all trees.
10. Adjusted the irrigation heads.

### **C. *Rules Committee***

Patti Tofe said the House Rules were sent to all owners. The name and contact information for the Site Manager needs to be changed. The committee worked on the Pet Policy this year. Owners should provide their pet registration information to Kevin Lovett. Owners, owner family and owner guests are allowed to bring pets. Renters are not allowed to bring pets and unit owners will be fined for violations. The committee will be working on the Parking Rules.

## VII. UNFINISHED BUSINESS

### A. *Owner Comments*

1. Patti Tofe reviewed the list of 4 items on the Maintenance Priority Worksheet where either the project was completed, or the priority was marked very low. The Maintenance committee will be recommending to the Board to decrease reserves for the expenses for the four items.
2. Pete Shaub was thanked for planting the perennials last year in front of Building A.
3. There was a suggestion to prohibit voting for Board elections by proxy.
4. There was a suggestion to add security cameras by the hot tub so fines could be levied for misuse. It was noted that there could be liability concerns related to a camera at the hot tubs. The Board will discuss this idea further.
5. There was a suggestion to provide hot tub access with fobs instead of key cards to improve security.
6. The password for the secure portion of the website should be changed.
7. There was a request to add steps to the grass between Buildings C and D. It was noted that this was considered in the past but was voted down because it would infringe on the privacy of ground level owners.
8. There will be noise from the new development on Lake Hill. There was a suggestion to plant some trees to abate noise. It was noted that trees will not reduce noise; the only effective noise barrier would be a solid wall.
9. There was a question about the Board position on short-term rentals and if there was an initiative to eliminate them at the property. Kevin Lovett said it would be a usage change that would entail a change to the Declarations and approval by at least 67% of the membership. The Board could not make this change unilaterally. At their last meeting, the Board agreed to do a survey about options for hot tub membership and short-term rentals but that survey has not yet been created.
10. Some of the wood on the cement steps between the buildings needs to be capped. This will be added to the list for the Maintenance Committee. Owners were encouraged to send a photo and email to Anastasia Bell if they notice things around the property in need of attention.
11. There is some heat tape hanging off the roof of Building F.
12. There was a request to approach the Town about adding a crosswalk. Skip Hale said he approached the County years ago and they were not receptive. Owners should attend the Lake Hill meetings and bring up these types of requests.
13. The post with the stop sign and street address was knocked down this winter and should be replaced.
14. Ice forms in the common area in front of the hot tubs due to the overshadowing trees. It was noted the snow removal process was not ideal this past winter season. The ice should be removed. We have one year left on the Lozano snow

removal contract. Anastasia will be looking for a new company for when the contract terminates.

15. Two straw polls were conducted: The first was to gauge owner interest in eliminating short term (30 nights or less) rentals (7 owners in favor of eliminating and the majority in favor of allowing). The second asked if owners supported allocating hot tub expenses to owners who purchase memberships (6 owners in favor and the majority not in favor).

## **VIII. NEW BUSINESS**

### **A. Owner Education**

Kevin Lovett reviewed the Association insurance policy coverage. The Association policy covers the building. Owners should carry an H06 policy with coverage for the unit contents, liability, loss of use or rent, deductible subrogation, and special assessment coverage.

### **B. Next Meeting Date**

The next Annual Meeting was scheduled for Saturday, June 24, 2023 at 1:30 p.m.

## **IX. ELECTION OF DIRECTORS CANDIDATE PRESENTATION**

The Board terms of Patti Tofe and Ron Crist expired and both were willing to run for re-election. There were no other nominations from the floor.

**Motion:** Gerald Van Eeckhout moved to elect the two incumbents by acclamation. Bob Siebert seconded and the motion carried.

## **X. ADJOURNMENT**

**Motion:** Ken Dondero moved to adjourn at 3:40 p.m. Doug Weigand seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_