

Lake Forest  
2023 Budget Ratification Meeting  
December 6, 2022

**I. Call to Order/ Roll Call**

The meeting was called to order via Zoom at 4:00 pm as noticed in the Budget Ratification meeting notice sent to Owners.

The following Board Members were present:

A 101 Pete Shaub  
B 201 Douglas Weigand  
B 302 Patti Tofe  
C 101 Skip Hale  
C 104 Ron Crist  
E 302/ E 203 Keith Willy

The following Owners were present:

A 102 Leslie Radocy	A 104 Carol Thompson
A 201 Karen Bacon	A 203 Josh Chebul
A 302 Hub Helm	A 304 Bill Gibson
B 102 Steve Parsons	B 103 Sally Delong
B 104 Doug Smith	B 201 Anne Marie Heneghan
B 202 Dave Remster	B 203 John Melquist
B 204 Steve Gross	B 301 Marty Tarabocchia
C 102 Jamie Natter	C 103 Calvin Blaney
C 204 Kristie Kimmach	C 301 Edward Gondolf
C 302 Irwin & Adele Gelfand	D 101 Eileen Kirrane
D 103 Paul & Connie Moore	D 104 Mark Price
D 203 Carl Fritz	D 303 David Cohen
D 304 Jayne Burke	E 201 Ben Duhl
E 202 Cindi & Mick Lowe	E 204 Jason Eiseman
E 206 Paul Mc Quay	E 301 Thane and Leanne Depuey
E 302 Carmen Quenzer	E 303 Delron Shirley
E 304 Sue Sorensen	F 202 Mike Anthony
F 203 Carmen Quenzer	F 205 Jennifer Skeeters
F 206 Lisa Kosloski	F 301 Matt Seto
F 302 Marcia Kroonenberg	F 303 Bob Seibert
F 305 Jay Wurts	F 306 Gloria Yuan

22 units were represented by proxy.

It was noted that a quorum is not necessary for the Budget Ratification Meeting.

Kevin Lovett was present on behalf of Summit Resort Group.

**II. 2023 Budget Discussion**

The 2023 Budget was presented and discussed. Patti noted that the budget was based on the overall theory of revenues matching expenses. Owners will have the opportunity to comment and vote on the budget and if the budget is rejected the Board is ready to prepare an alternative budget.

The Owners were given opportunity to comment.

- Many Owners thanked the Board for their hard work and efforts.
- An Owner noted that his initial reaction is to oppose the budget, but would like more educations and could be swayed to approve it.
- An Owner expressed concern for funding a “once every 30 years” project with increase to monthly dues.
- Operating vs. Reserve expenses were discussed.
- An Owner asked if the HOA has insurance to cover a Poz-Lok system leak. It was noted that while the HOA has insurance, leaks from the Poz-Lok system may not be covered.
- An Owner noted that fire sprinkler professionals have stated that Poz-Lok fails between 15 and 25 years and we are currently at 28 years old.
- The Board plans to investigate and plan to address future of Poz-Lok.
- Insurance and future premiums, possibility of insurance non-renewal was discussed.
- An Owner requested that plans and costs to address Poz-Lok be presented at the Annual Owner Meeting.
- Any Owners interested in assisting with the Poz-Lok Committee are asked to volunteer.
- Thane DePuey volunteered to serve on the Poz-Lok Committee
- An Owner noted that the Board works very hard and requested that Owners be more involved with Committees.
- An Owner noted that he would prefer Special Assessments.
- An Owner noted that communication was poor and volunteered to start a Lake Forest Facebook page.

Upon discussion Thane moved to reject the budget; Lesley Radocy seconds and the motion to reject the budget passed with 64 units voting in favor.

The Board will prepare a new 2023 Budget and the Ratification process will again take place.

### **III. Adjournment**

The meeting adjourned at 5:01 PM.

Approved: \_\_\_\_\_ 1-5-23\_\_\_\_\_