

Unit Owner Updates from your HOA President

Greetings Lake Forest Owners,

With Spring on the horizon, it is time to update you on various developments at Lake Forest. It has been a long Winter for seven owners and our board of directors. The cold temperatures have been great for our ski resorts but not for two of our buildings. We sincerely apologize for the inconvenience to the owners who can't to use their condos. I'll share more on that and other developments at Lake Forest.

1. Freezing conditions due to domestic water and fire safety piping routing.

We have had several pipe freezing events this winter due to the record setting cold weather and due to the unfortunate placement of a few pipes in attic areas by the original builders of Lake Forest in the 1990's. The Board commissioned an investigation by Excellent Construction of these conditions in all top floor units. Attached is a spreadsheet report prepared by Excellent Construction in accordance with the Board's motion. The findings are that all buildings and all top floor units have original piping that needs to be better insulated and/or rerouted.

The Board has contracted for remediation of these conditions as a Top Priority.

We are requesting that each top floor owner carefully review this attachment listing their respective unit for specific potential problems that may require corrective owner actions such as:

- Improperly installed and leaking hot water heaters

- Some top floor units do not seem to be maintaining winter temperatures at HOA requested settings of 60 degrees, in order to minimize the chance of freezing pipes.

2. Fire sprinkler failure in Building B (Units B104, B204, B304)

When Lake Forest was built, in the 1990's, four of the buildings (Buildings A, B, F & F) were equipped with a sprinkler system that is no longer sold or possible to repair (Poz-Lok).^{*} The piping failure has created a necessity to replace that system with equipment that meets current codes and that can be repaired as needed. The immediate effort will be to replace the one failed riser set. However, it appears advisable for Lake Forest to plan on replacing all Poz-Loc equipment in the future.

The Board has signed a contract with Western States to replace the sprinkler system in B104, B204, & B304.

Also, the Board has selected Excellent Construction as the general contractor to facilitate and coordinate the work as shown below:

- The owner's contents must be removed from the unit

- The contractor will make all the drywall cuts needed to install the new system

- The sprinkler company will install all the new pipes, controls and heads

- The contractor will replace, patch, texture and repaint the unit, with colors of the owner's choice.

- After a thorough cleaning, the owner's contents may be moved back in.

We are advised that the HOA insurance will cover a major portion of the direct cost to replace the sprinkler system; however, unit owners and their insurance will likely be responsible for unit improvements and supportive costs. It is advisable for each unit owner to contact their own insurance company right away. It is estimated that the total job could take up to 4 months.

3. Maintenance management changes.

Keith McBrearty has tendered his resignation effective April 30, 2022. The Board is actively seeking replacement arrangements. Any unit owner that may have information on possible replacements is asked to email Kevin at Summit Resort Group (klovett@srgsummit.com).

4. Status of repairs to Building D Units (D102, D203, D302)

Repairs from the domestic water pipe leak in these units is underway. HOA insurance will cover the costs of pipe repairs and damage to the units. NOTE: Unit damage repairs are limited to work that will restore the units to their original (as originally built when new) condition. Individual owners and/or their respective homeowner insurance will cover any upgrades or improvements the owners may wish to make.

5. Hot tub vandalism, heavy usage and security concerns

There are several concerns with our Hot Tub system that need to be brought to the owner's attention.

We have experienced another case of vandalism at our Hot Tub pavilion. During the night of March 14, 2022, there was a break-in after the 10:00pm closing where a large group of unknown persons damaged one of the locked hot tub covers (that costs over \$500) and used the tub. Replacement parts have been ordered. Time for delivery is unknown. Vandalism and trespassing have become a recurring problem.

The usage level of our Hot Tub system has been steadily growing as a result of increasing short term rental (STR) activity in our complex. This higher usage is causing significantly higher maintenance and a major increase in the cost of supplies.

The higher usage activity may require additional resources and monitoring to maintain safe and sanitary water conditions.

The Board is considering additional security measures that may involve security cameras and usage limitations. Owner comments and suggestions are requested.

*. The concerns about the Poz-Lok fire safety system were documented in the 2017 Reserve Study by Cona Engineers. *"The supply piping to individual units is the POZ-Lok system in A, B, E and F buildings that has been recalled by the manufacturer. This system has not developed any problems to date, but there is a lawsuit in progress". (Nationally, not by Lake Forest)*

My sincere thanks to our board of directors, Kevin Lovett and Keith McBrearty for on-site meetings, zoom conference calls and many phone calls and emails to best manage our recent challenges and communicate with our displaced owners.

Our annual Lake Forest Homeowners meeting will be on Saturday, June 25 at 1:30, probably at the Frisco Senior Center. Before then, we could use a few volunteers to assist with our landscape committee.

Best Regards,
Skip Hale