

Lake Forest HOA – Maintenance Committee

Meeting Minutes

Date: February 12, 2026

Location: Zoom Meeting

Roll Call / Attendance

Present: Keith Willy, Bob Seibert, Jack Kriss, Anne Marie (Owner) Doug Weigand (Owner)

Location: Zoom Meeting : <https://us06web.zoom.us/j/85650972802?from=addon>

Absent: Not stated

Agenda Review

Keith Willy shared the agenda and confirmed consensus to proceed.

Approval of Prior Minutes

The December 2025 meeting minutes were previously distributed and accepted by consensus without objection.

Fire Suppression / Fire Alarm System

Fire marshal deficiencies included batteries, a horn strobe, a control panel issue, a loose card in a riser room panel, and missing shutoff handles on backflow devices.

Allied Security completed battery and horn strobe work at reduced cost compared to Johnson Controls.

Element Fire addressed backflow valve issues and added missing shutoff handles.

One listed address (102 Morningstar Circle) was confirmed as not part of the association and should be removed from records.

Final invoices were not yet received at the time of the meeting.

Common Area Lighting

A vestibule light outage was reported and later confirmed as fixed.

Several chandeliers were noted as fully out; a walkthrough inspection of all chandeliers will be scheduled to determine scope and whether electrical panel issues exist.

Parking Lot / Asphalt Bids

A Denver-area contractor previously provided a bid of approximately \$300,000 for full replacement.

Local contractor bids continued to focus on patching and sealing rather than full tear-out and replacement.

Bob Seibert will follow up directly to obtain a bid consistent with a full replacement approach.

Radiant Heat / Snow Melt System

The committee agreed to prioritize planning for radiant heat repairs ahead of lower-priority projects.

Ten Mile Electric is expected to provide estimates for electrical cleanup and new cabling.

A \$6,000 invoice from a prior electrician was questioned and will be reviewed before any payment decision.

Reserve Study Review

Keith Willy reconciled expenditures with the engineer's reserve study and removed Poslock from reserve-funded items.

Two contribution scenarios (1.5% and 5% annual increases) were discussed; concern was raised about the long-term affordability of compounded 5%.

The committee will focus on near-term (1–5 year) priorities and prepare a refined proposal for Board review.

Hot Tub Building – Structural Review

Structural concerns were observed, including twisting beams and separation from connection plates.

An engineering evaluation was recommended, with an estimated budget range of \$2,000–\$5,000.

Preliminary, no-cost visual review by a construction professional has already been initiated.

Owner's Forum

No items were raised by owners in attendance.

Next Meeting: April 9, 2026 at 5:30 PM Mtn. (Second Thursday months opposite to Board Meetings)

Action Items Summary

Keith Willy: Prepare Board motion for engineering study funding; coordinate reserve study revisions; schedule chandelier walkthrough.

Jack Kriss: Confirm completion of fire system deficiencies; obtain electrical and radiant heat estimates; pursue engineering input on hot tub structure.

Bob Seibert: Obtain full asphalt replacement bid; forward disputed electrician invoice for review; reserve study reconciliation.