

The Forest Park of Lafayette Lotowner' s Association
Minutes of the April 30, 2008
Annual Lotowner' s Association Meeting

(Approved)

An annual meeting of The Forest Park Lotowner' s Association (the "Association") was held at the Clubhouse of The Cottages at 1340 Forest Park Circle in Lafayette, Colorado on April 30, 2008.

Call to Order:

The meeting was called to order at approximately 7:00 p.m. (MDT) on Wednesday, April 30, 2008 by Doug Tiefel, President, who presided.

Roll Call of Members Present: The following members were present: Doug Tiefel, Tina Willits, Robin and Bud Kelt, Jack Von Eschen, Moran Murante, Norbert Hattendorf, Steve Hehnen, Suzanne Caldwell and T Taylor. Visitors were Carrie Bair and Keith Williams from the Boulder Valley YMCA. Proxies were submitted from the following: Flathead Development LLC and Hospice of Boulder County.

Minutes of The Association' s Annual Meeting held on March 27, 2007: Everyone present agreed that either they had read the Minutes from last year' s Meeting or they were willing to have them summarized. Doug Tiefel gave a brief explanation and their was unanimous approval.

Officers Reports:

President' s Report: The President explained that he met in March with the City of Lafayette official, Bonnie Star regarding several details for managing the Forest. Doug summarized the legal situation of the forest area. It is owned by the City of Lafayette; however, the maintenance obligation rests with the lot owners of Forest Park. If anyone wishes to reserve, the forest and pavilion they can contact the City of Lafayette Parks Department.

There was also discussion regarding amending the approved landscape plan with the City of Lafayette in an attempt to plant a different type of grass (in some areas) which could help reduce the Association' s water and maintenance bills. This will continue to be researched with a report at a later date.

Carrie Bair and Keith Williams from the Boulder Valley YMCA gave a presentation regarding their fundraising efforts for constructing a new swimming pool. The pool would be located at the YMCA, which is on the west side of North 95th Street. Anyone wishing to contribute or obtain more information may contact Carrie at 303-413-9622 ext. 1195. The pool would expand our recreational opportunities and be a much needed improvement for our neighborhood.

Treasurer' s Report

The President presented the Income and Expense report for 2007. A recommendation was also made to adopt the same \$53,000 annual budget for 2008. There was a motion with a second, with no discussion and a unanimous vote of approval for accepting the 2007 report and the same \$53,000 budget for 2008. Assessments will be prepared and sent out to all Lotowners in the next couple of weeks.

Committee Reports:

A report was given that maintenance contracts for 2008 have been committed to the same subcontractors that The Association retained in 2007. Those companies include The Green Plan for the irrigation system and lawn maintenance and Goose Haven for general clean-up and snow removal.

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New Business:

- a. The election of 2008 Officers - A request was made for a new 2008 Board of Directors. Four members agreed to serve. They are Norbert Hattendorf, Steve Hehnen, T Taylor and Doug Tiefel. The new Board will agree amongst themselves for the positions of President, Vice President, Secretary and Treasurer. The same Board Members will also serve as the Architecture Control and Landscape Committee. After discussion, there was a motion and a second by with a unanimous vote to elect all four individuals as the 2008 Board of Directors.
- b. Columbine Land Resources, Inc. has agreed to continue as the Property Manager for the Association but will continue to search for another company for the future.
- c. New subdivision signs - There was discussion regarding the possibility of The Association owning a sign that could provide advertising for the businesses and residents of Forest Park. This could be a possible source of revenue which could reduce Lotowner Assessments in the future. This item will continue to be researched and reported on at a later date. A suggestion was made that the sign on the corner of North 95th and Arapahoe be improved. One specific idea was to change to the sign to read FOREST PARK "Welcome to the City of Lafayette" and then to provide space below for advertising the Forest Park businesses.
- d. Doug Tiefel made an announcement that the The Forest Park Cottages' residents have voted to lower the age restriction to 45 for Cottages 9 and 10.
- e. The City of Lafayette has cancelled the Wine Fest and is expected to replace the event with a car show on June 7. The Forest will be used for part of this event.
- f. The residents on Trailridge Drive West requested consideration for improving the landscaping in the cul-de-sac. Another possibility would be to revise the cul-de-sac to include park spaces for guests. This will be studied and reported on at a later date.

Announcements:

- a. T Taylor announced the possible expansion of a restaurant area for Nissi' s.
- b. Several members expressed dissatisfaction that a couple of the residents on Trailridge Drive West have not complied with the Forest Park Covenants. Those requirements are that all landscaping be completed within one year of occupancy and maintained regularly. The President agreed to contact those individuals and discuss this problem.
- c. In addition the same members expressed a concern that the Covenants be followed regarding the number of pet allowed on any property. There is a limitation of two dogs or cats per property. The President agreed to contact the owner to discuss this problem.
- d. If anyone wishes to convey information regarding Lotowner Association business feel free to send a letter or email.

Adjournment:

The meeting was adjourned at approximately 9:00 P.M.