

The Forest Park of Lafayette Lotowner' s Association
Minutes of the February 26, 2009
Annual Lotowner' s Association Meeting

(Approved 02/16/10)

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 February 26, 2009.

Call to Order:

The meeting was called to order at approximately 7:00 p.m. (MDT) on Thursday, February 26, 2009 by Doug Tiefel, President, who presided.

Roll Call of Members Present: Ten lots were represented with the following members present: Fred Dunlap, Norbert Hattendorf, Steve Hehnen, Derek Kelm, Michael O' Day and Doug Tiefel. Proxies were submitted from the following: T Taylor of Bridgetown, LLC. It was determined that a quorum was present. Allan Orendorff was also present. Doug Tiefel introduced the Association' s new property manager, Allan Orendorff of Trio Property Management.

Minutes of The Association' s Annual Meeting held on April 30, 2008: Those members that were present at the 2008 meeting agreed that either they had read the Minutes from that Meeting and they were acceptable as written. There was a motion by Norbert Hattendorf, with a second by Steve Hehnen with unanimous approval.

Officers Reports:

President' s Report The President 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/or pavilion they can contact the City of Lafayette Parks Department at 303-665-5588.

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.

Property Manager' s Report:

1. Al Orendorff presented the Income and Expense report for 2008 and reviewed the 2009 Budget.
2. At the time of the meeting, there were five (5) property owners delinquent with their 2008 payments. It was decided to direct the Property Manager to pursue collection with assessment of finance and collection charges. Those property owners are as follows: Lot 6, Block 1 – Von Eschen \$99.16; Lot 9, Block 1 – Kelt \$511.25; Lot 6, Block 2 – Von Eschen \$1,795.11; Lot 9, Block 2 – Bender \$2,388.12 and Lot 13, Block 2 – Loris \$613.63.
3. Prior to the Annual Meeting, the Board of Directors met and approved the 2009 budget with a recommendation for the Association members to ratify the 2009 Annual Budget with an increase from \$53,000 to \$55,000. There was a motion with a second, with no discussion and a unanimous vote of approval for accepting the 2008 report and the increase to \$55,000 for the 2009 Annual Budget. Assessments will be prepared and sent out to all Lotowners in the next couple of weeks.
4. Al Orendorff also discussed the new Colorado State Laws that have been enacted that affect our Association. A lawyer has been retained to help revise the Association' s documents. The Board of Directors will be reviewing the revisions and after approval, they will be sent out to all members.

5. The Association is planning to obtain an internet web site for convenient posting of Association business documents. The Bylaws, Covenants, Policies, Assessments, Financial Reports and announcements will be posted making it more convenient to distribute and review information. Hopefully this will save time, paper and postage costs.

Committee Reports:

A report was given regarding maintenance contracts for 2009. The Association has retained Goose Haven Sand & Gravel for 2009 for general clean-up and snow removal. The Association has received bids for the maintenance of the irrigation system and grass for the forest and open space areas. The Association has chosen to retain Firethorn Services Company for the maintenance of the irrigation system as well as the lawn for the forest. Also, the Association has decided to replace Columbine Land Resources, Inc. for the property management of the Forest Park LOA and to retain Trio Property Management for that purpose. Doug Tiefel asked for volunteers to review and audit the financial records prior to handing the books over to Trio Property Management. Derek Kelm and Fred Dunlap volunteered to assist in that effort.

New Business:

1. The election of 2009 Officers - A request was made for a new 2009 Board of Directors. Five members agreed to serve. They are Norbert Hattendorf, Steve Hehnen, Michael O' Day, T Taylor and Doug Tiefel. The new Board will agree amongst themselves for the positions of President, Vice President, Secretary, Treasurer and one other position. The same Board Members will also serve as the Architecture Control and Landscape Committee. After discussion, there was a motion and a second with a unanimous vote to elect all five individuals as the 2009 Board of Directors.
2. There was discussion on who is responsible for maintenance of the wooden fence around the perimeter of the houses on Trail Ridge Drive West. It was determined that it is not the Association's property and the fence was built by the Developer of those houses. Maintenance is the responsibility of each lotowner.
3. The residents on Trail Ridge Drive West are still requesting an improvement of the landscaping in the cul-de-sac. This was also discussed at last year's meeting. The new Board of Directors will discuss this at their upcoming meetings and report on at a later date.

Announcements:

Please direct all correspondence regarding Forest Park LOA business to Allan Orendorff, Trio Property Management, P.O. Box 106, Niwot, CO 80544. To contact by telephone: office – 303-517-8486 and fax – 303-652-2161. The email address is Trio Technologies LLC [Trio-technologies@comcast.net].

Note: Please provide your email address to our Property Manager

Adjournment:

The meeting was adjourned at approximately 8:30 P.M.