

**The Forest Park of Lafayette Lotowner's Association  
Minutes of the February 24, 2011  
Annual Lotowner's Association Meeting**

**(Approved 02/13/12)**

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 24, 2011.

**Call to Order:**

The meeting was called to order at approximately 5:41 p.m. (MDT) on Thursday, February 24, 2011 by Doug Tiefel, Treasurer, who presided.

**Roll Call of Members Present:** Thirteen lots were represented with the following members present: Fred Dunlap, Norbert Hattendorf, Michael O'Day, Peter Loris, Derek Kelm, and Doug Tiefel. Proxies were submitted from the following: Hospice, Griffin Building LLC, and Steve Hehnen. It was determined that a quorum was present. The property manager, Allan Orendorff was also present.

**Minutes of The Association's Annual Meeting held on February 16, 2010:** Those members that were present at the 2010 meeting agreed that 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 Fred Dunlap, with unanimous approval.

**Officers Reports:**

**President's Report:** The President was unable to attend this meeting, but supplied his proxy.

Doug Tiefel 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. During 2010, there was no activity in the Park or at the Pavilion.

**Property Manager's Report:**

1. Al Orendorff presented the Income and Expense report for 2010 and reviewed the 2011 Budget.
2. There are delinquencies on two properties in 2010, although the outstanding amounts are late fee and financial assessments and NOT the actual dues for 2010. The outstanding late fees and finance fees for commercial properties was discussed. In a previous meeting the Board discussed the potential of splitting large commercial dues into two payments. Norb Hattendorf motioned to approve a split payment of annual dues, 2<sup>nd</sup> by Mike O'Day – Passed unanimously.
3. At the January 17<sup>th</sup> meeting the Board of Directors met and approved the 2011 budget with a recommendation for the Association members to ratify the 2011 Annual Budget. The budget remained unchanged at \$55,000 for 2011. Assessments will be prepared and sent out to all Lotowners on February 25, 2011. The 2011 assessment remains unchanged from 2010.
4. Major 2010 Accomplishments are as follows:
  - Increased Reserve Funds
  - \* Year End 2009 = \$15,684.97
  - \* Year End 2010 = \$29,735.61
  - Decreased Water Usage

*Page 1 of 2*

---

**Forest Park Lotowners Association  
c/o Trio Property Management  
P.O. Box 106, Niwot, CO 80544  
(303) 517-8484 – [trioproperty@comcast.net](mailto:trioproperty@comcast.net)**

- Added 25 New Trees (95th Street & North side of Park
  - Moved 8 Large Trees – 5 by Bank, 3 at Pavilion Area
  - Added Irrigation System to Support All New Trees
  - Updated Irrigation “As Built” Drawings
  - Partial Re-Seed of 95th Street
  - Responded to County proposed Sawmill Project, east of Forest Park
5. The Property Manager provided an overview/review of the eight policies adopted by the HOA in 2010. These policies are posted on the LOA web site.
  6. An outside audit of the financials was performed by Bottom Line Business Solutions LLC. They did a random check and verification of expenses, deposits, and accounting practices in general for the LOA. No issues or concerns were noted. “A complete and accurate accounting of LOA business was in tact.”

Motion to approve the 2010 financial report: Norb Hattendorf, 2<sup>nd</sup> by Michael O’Day.

**New Business:**

1. The election of 2010 Officers - A request was made to retain the same officers as in 2010 Board of Directors. Motion by Norbert Hattendorf 2<sup>nd</sup> by Michael O’Day Passed unanimously. The 2011 board is as follows: Steve Hehnen – President, Doug Tiefel Treasurer, Michael O’Day – Secretary, Norbert Hattendorf, Brian Hoag, and Fred Dunlap – Members at Large. The same Board Members will also serve as the Architecture Control and Landscape Committee.
2. The members present also unanimously ratified the 2011 budget with a motion to approve by Michal O’Day, 2<sup>nd</sup> Norb Hattendorf.
3. Chickens at the New Church: A request by the school district of the New Church was presented requesting permission from the ACC to allow four chickens as an educational activity for the school at the church. Discussion was held by the Board. Fred Dunlap from the Church stated that the church as no issues or concerns with this activity. The board provided “conditional approval” provided there are NO roosters, and that the church discusses the plan with their neighbors to ensure there are no local concerns. Motion to approve: - Norb Hattendorf, 2<sup>nd</sup>, Michael O’Day.
4. The entrance gardens and signage along 95<sup>th</sup> Street will be upgraded this year. Revised drawings of a revised plan for the Trailridge Island were presented to the Board. Estimated cost is 11K- \$12K and can be completed over a two year period. The funds required would need to come from reserves. After discussion it was decided put this project on hold until the Board can get feedback from the residents directly affected on Trailridge Drive west.
5. PUD Changes to allow commercial and residential: Doug Tiefel provided an overview of a plan he is working on to allow residential uses to be mixed with commercial properties in Forest Park. The aim is to increase local activity and business. Doug wanted to get a response from the Board before moving forward with the City. Motion to accept the idea of a change: - Fred Dunlap, 2<sup>nd</sup>, Michael O’Day. Doug will provide further details at the next board meeting.

**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 [Trioproperty@comcast.net](mailto:Trioproperty@comcast.net).

**Note: Please provide your email address to our Property Manager**

**Adjournment:**

The meeting was adjourned at approximately 7:12 P.M.