

**The Forest Park of Lafayette Lotowner's Association
Minutes of the March 7, 2017
Annual Lotowner's Association Meeting**

(Approved January 16, 2018)

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 18, 2016.

Call to Order:

The meeting was called to order at 6:07 p.m. (MDT) on Tuesday, March 7, 2017 by the President, Doug Tiefel.

Roll Call of Members Present: 14 members were in attendance either in person or by proxy.

Board members present: Janet Humphrey, Doug Tiefel.

Members present were Doug Meyers and Tom Burnett (represented the Cottages)

Doug Tiefel represented his seven lots.

Proxies were submitted from the following:

Eric Love, Jenifer Love (2 proxies - 2 lots on E Trailridge Drive)

Allan Orendorff – Property Manager.

Per the Covenants, 20% attendance is required to have a quorum. It was confirmed that the minimum required are represented above.

Minutes of the Association's Annual Meeting held on February 18, 2016: Those members that were present at the 2016 meeting agreed that they had read the Minutes from the 2016 meeting. There was a motion by Doug Meyers to approve the minutes with a second by Janet Humphrey, with unanimous approval.

Officers Reports:

Property Manager's/Financial Report: The 2016 financials were reviewed. The LOA expenses ended 2016 at 94.9% to budget plan (\$3,005 lower than budgeted). The LOA contributed budgeted \$1,500 to reserves in 2016, however did not yet transfer the funds.

Ash Borer will need to be treated again this year. Ash borer is spreading in the Boulder area and is predicted to become a major infestation in the area. We will need to continue to treat treating trees as well as plan for replacement in the future.

As of December 31, 2016, we had one account delinquent for a total of \$739.73 which was captured and paid in full in January 2017.

Motion to accept the financial/property manager's report by Janet Humphrey, 2nd by Doug Meyers, – passed unanimously.

2017 Budget: In 2016, the LOA approved an increase in dues from \$55,000 to \$58,000. The LOA will keep the revenue the same for 2017 at \$58,000.

Member Education: The Property Manager discussed the need for Board to understand reserve requirements, noting that there are several professional companies that provide reserve study services. The Board indicated that the major items in the LOA for reserves would be the Pavilion, lights and concrete.

New Business:

Ratification of the 2017 Budget: After a review of the 2017 budget, members were asked if there were any objections to the budget as presented. Hearing none, the 2017 budget was ratified.

A motion was made by Doug Tiefel and 2nd by Doug Meyers creating a resolution to have any excess funds at the end of the year be placed into reserves instead of refunding back to the membership. The motion was passed unanimously. The Manager will create the resolution and forward to the Board for signature.

Election of Officers: Janet Humphrey, and Doug Tiefel offered to serve again on the Board. Although Judith Schneider was not at the meeting, she was nominated to continue serving on the Board. Doug Meyers and Tom Burnett expressed interest in being on the Board. Hearing no other applicants, Doug Tiefel motioned to accept the 3 previous members along with the 2 interested people become the Board for 2017. The motion was 2ndd by Janet Humphrey – passed unanimously.

The new Board will attempt to hold meetings on a quarterly basis.

After discussion among the new Board members it was determined the officers are as follows:

- Doug Tiefel - President
- Doug Meyers - Vice President
- Judith Schneider - Treasurer
- Janet Humphrey - Assistant Treasurer
- Tom Burnett - Secretary

Doug Tiefel motioned to make the Board also be the ACC for the development and 2nd by Janet Humphrey, – passed unanimously.

Public Comment: Doug Meyers was seeking approval for ground installed satellite antennas within the LOA. The Cottages have already approved placement in de3fined areas as long as the LOA approved. After discussion, a motion was put forward by Janet Humphrey to allow ground installed satellite antennas on a case by case basis to which must be approved by the LOA. Ity was seconded by Doug Tiefel and passed unanimously.

Rob at 95A passed away suddenly. 95A has been a boon to the retail area bringing in significant traffic to showcase the LOA. Several neighbors are collecting funds to provide a memorial park bench in honor of Rob. Janet Humphrey made a motion to donate up to \$500 towards the cost of the bench. Doug Meyers 2nd the motion. Tom Burnett noted that the Cottages has already passed a similar motion to donate and was pleased to see the LOA would do the same. The motion passed unanimously.

Adjournment: Motion to adjourn by Doug Meyers, 2nd by Janet Humphrey - passed unanimously. The meeting was adjourned at 7:35 P.M.