

**The Forest Park of Lafayette Lotowner's Association
Minutes of the January 16, 2018
Annual Lotowner's Association Meeting**

(APPROVED January 22, 2019)

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 January 18, 2018.

Call to Order:

The meeting was called to order at 6:07 p.m. (MDT) on Tuesday, January 16, 2018 by the President, Doug Tiefel.

Roll Call of Members Present: 17 members were in attendance either in person or by proxy.

Board members present: Janet Humphrey, Judith Schnieder and Doug Tiefel.

Members present were Jon Pritchard representing Griffin Offices, Scott Gressor representing the two Tru Care lots. Doug Tiefel represented his seven lots, plus the Cottages.

Proxies were submitted from the following:

Eric Love, Jenifer Love (2 proxies - 2 lots on E Trailridge Drive), North Park Offices, Trailridge Professional Services

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 March 7, 2017: Those members that were present at the 2017 meeting agreed that they had read the Minutes from the 2017 meeting. There was a motion by Doug Tiefel to approve the minutes with a second by Janet Humphrey, with unanimous approval.

Officers Reports:

Property Manager's/Financial Report: The 2017 financials were reviewed. The LOA expenses ended 2017 at 109% to budget plan (\$5,311 more than budgeted). Although over budgeted expenses, the LOA did not need to dip into reserves and could not contribute to reserves in 2017.

Page 1 of 3

Forest Park Lotowners Association
c/o Trio Property Management
P.O. Box 208, Niwot, CO 80544
(303) 415-2054 – trioproperty@comcast.net

The LOA dealt with issues such as damaged trees due to high winds, removal of dead trees, removal of bushes by the Pavilion and irrigation refurbishment in that area, as well as adding a steel grate over the concrete overflow pit structure by the Pavilion to prevent kids from throwing rocks into the concrete drain pit.

Donations for the Rob Kukura memorial bench were collected from the staff at 95A Bistro, The Cottages, the Fraser's, Duke Altschuler, Deb Bartlett and others. The LOA also contributed to paying for the bench which was installed late 2017. The total cost for the bench (installed) was \$1,605.87 and is reflected in the 2017 financials.

As of December 31, 2017, no accounts were delinquent.

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

2018 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 2018 at \$58,000.

Member Education: The Property Manager confirmed that all common interest communities are required to be registered with DORA and Forest Park LOA is. Although not the State was less active then in previous years regarding changing legislation affecting Associations, more can be expected in 2018 and 2019. DORA however confirmed that the requirement for licensed managers will not sunset in 2018 and has been approved to continue well into the future.

New Business:

Ratification of the 2018 Budget: After a review of the 2018 budget, members were asked if there were any objections to the budget as presented. Hearing none, the 2018 budget was ratified.

A vehicle has been observed driving slowly through the area around 6 AM some mornings. Without knowing who this is, and with potential for theft, it was recommended that all members be vigilant and report any suspicious activity to police. Doug indicated that he is considering adding security cameras to his properties. No damage or vandalism have been reported, however Doug is looking at taking a pro-active step. Scott Gressor from TruCare will consider doing the same. As a side note, our neighbor, the Eternal Savior Lutheran Church did have a break in in the summer of 2017.

Since the LOA expenses were over budgeted expenses and income, there was no need to adopt a resolution to have any excess funds at the end of the year be placed into reserves instead of refunding back to the membership.

Election of Officers: Janet Humphrey, Judith Schneider and Doug Tiefel offered to serve again on the Board. Scott Gressor and Jon Pritchard offered to serve on the Board.

Page 2 of 3

Hearing no other applicants, Janet Humphrey, motioned to accept the 3 previous members along with the 2 interested people become the Board for 2018. The motion was seconded by Doug Tiefel; – passed unanimously.

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

Doug Tiefel - President
Scott Gressor - Vice President
Judith Schneider - Treasurer
Janet Humphrey - Assistant Treasurer
Jon Pritchard - Secretary

The Board is also the Architectural Control Committee for the Forest Park LOA.

Discussion of banking was held. Currently the LOA banks with Great Western and is charged a \$5.00 per month fee for the operating account. Further, the Management Company has to drop into the bank to pick up statements and check images, which creates significant delay in getting financials prepared in a timely manner. The Property Manager advised that a change of bank from Great Western to First Bank will eliminate the statement charges and delays in getting statements. First Bank provides statements within the first 4-5 days of each month along with hard copy images of all checks at NO CHARGE to the LOA.

Doug committed to discuss the fees and hard copy statement process with the bank and make a recommendation to the Board as to whether or not to change banks.

Contracts for Trio Property Management, Goose Haven and Turf Paradise were reviewed by the Board and approved for 2018.

Public Comment:

A discussion was held regarding the length of time the LOA would retain and maintain the memorial bench. If at some point in time 95A ceased to exist, then it may make sense not to continue maintaining the memorial. It was decided that the bench support sunset after 10 years, (2027) to be reviewed again by the then in place Board.

Adjournment: Motion to adjourn by Janet Humphrey, 2nd by Jon Pritchard - passed unanimously. The meeting was adjourned at 7:30 P.M.