

**The Forest Park of Lafayette Lotowner's Association
Minutes of the February 4, 2020
Annual Lotowner's Association Meeting**

(Approved February 16, 2021)

The annual meeting of The Forest Park Lotowner's Association (the "Association") was held at the Community Room of The Cottages Clubhouse, 1340 Forest Park Circle starting at 6:00 PM Tuesday, February 4, 2020.

Call to Order:

The meeting was called to order at 6:10 p.m. (MDT) 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, Jon Pritchard, Michelle Schurr, Gregory & Lisa Hammond, Andrew Ghadimi for 95 LLC, Beth Zorgdrager, and Doug Tiefel representing 9 properties.

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 4, 2020: Those members that were present at the 2019 meeting confirmed that they had read the Minutes from the 2019 meeting. There was a motion by Jon Pritchard to approve the minutes with a second by Janet Humphrey, with unanimous approval.

Officers Reports:

Property Manager's/Financial Report: The 2019 financials were reviewed. The LOA expenses ended 2019 at \$478 over than budget. This is much better than last year. As of December 31, 2019, no accounts were delinquent.

The Property Manager reviewed the 2019 expense activity with special note of water consumption concerns and trees in the finger lot east of the Pavilion.

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Jon Pritchard suggested that we start looking at less water intensive landscape such as Xeriscape in some areas in an effort to reduce water consumption. The use of a committee was suggested to evaluate the needs and options. It was suggested that we also look at the trees in the Trail Ridge cul-de-sac. A meeting was suggested for the April time frame to review.

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

2020 Budget: It was reviewed, and a \$4,000 increase was proposed to cover projects in 2020. There were no objections to the budget as presented; therefore, the budget was ratified by the membership. The dues revenue for 2020 is now \$66,000.

Member statements will be mailed later this week.

Member Education: The Property Manager informed the members that the current licensing of Property Managers has a sunset clause which means that mandatory licensing will end on July 1 unless the current legislative session approves extending the license requirement. The House has plans to introduce a bill next month.

New Business:

Ratification of the 2020 Budget: After a review of the 2020 budget, members were asked if there were any objections to the budget as presented. Hearing none, the 2020 budget was ratified.

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, Beth Zorgdrager, Jon Pritchard and Doug Tiefel offered to serve again on the Board. Lisa Hammond volunteered to serve as well.

Hearing no other applicants, Janet Humphrey, motioned to accept the 4 previous members along with the Lisa Hammond to become the Board for 2020. 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

Janet Humphrey - Vice President

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Lisa Hammond - Treasurer
Jon Pritchard - Secretary
Beth Zorgdrager – Member at Large

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

The Board discussed authorizing the Management Company to sign contracts on behalf of the LOA as long as they met the financial constraints of the budget. Janet Motioned and Andrew Ghadimi 2nd – passed unanimously.

Public Comment:

Concern regarding chemicals on the lawn was discussed. The organic material is more costly and at this time the HOA lacks the funds to make a change. If we can reduce the turf area, reduce the water expense the LOA can look at organic fertilizer in the future.

Adjournment: Motion to adjourn by Jon Pritchard, 2nd by Beth Zorgdrager - passed unanimously. The meeting was adjourned at 7:15 P.M.