

**The Forest Park of Lafayette Lotowner's Association
Minutes of the February 16, 2021
Annual Lotowner's Association Meeting**

(Approved February 16, 2022)

The annual meeting of The Forest Park Lotowner's Association (the "Association") was held on Zoom starting at 6:00 PM Tuesday, February 18, 2021.

Call to Order:

The meeting was called to order at 6:09 p.m. (MDT) by the President, Doug Tiefel.

Roll Call of Members Present: 16 members were in attendance either in person or by proxy. Board members present- Janet Humphrey, John Pritchard, Gregory & Lisa Hammond, Ken and Julie Malone, Doug Tiefel representing 7 properties and the Cottages.

By proxy: Andrew Ghadimi for 95 LLC, Unkerfer/Creative LLC, Jennifer & Eric Love (2 properties)

Allan Orendorff – Property Manager. Moniece Andrus – Trio Property Management

Per the Covenants, 20% attendance is required (10) 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 2020 meeting confirmed that they had read the Minutes from the 2020 meeting. There was a motion by Jon Pritchard to approve the minutes with a second by Janet Humphrey, with unanimous approval.

Officers Reports:

Doug Tiefel reviewed the method of addressing and presenting the 2021 budget noting that the Board went to great lengths to keep the revenue the same for 2021 as it was in 2020. We had enormous pressure on the budget in 2020 with approximately 26 trees removed being the largest unscheduled item in 2020.

Property Manager's/Financial Report: The 2020 financials were reviewed. The LOA expenses ended 2020 at \$14,948 over budget primarily due to the unscheduled tree removal. The tree removal expense was \$16,650. Without the tree removal we would have finished the year in the black.

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

As of December 31, 2020, no accounts were delinquent.

The Property Manager reviewed the 2020 expense activity with special note of water consumption concerns and trees in the finger lot east of the Pavilion. We will continue to closely monitor water usage in 2021 utilizing manual measurement as well as City of Lafayette resources to assist to make sure we stay within budget for watering.

The LOA still needs to remove two large dead cottonwood trees in the east side of the Pavilion finger area.

Motion to accept the financial/property manager's report by Lisa Hammond, seconded by Janet Humphrey, – passed unanimously.

Member statements will be mailed later this week.

Member Education: The Property Manager informed the members that the legislation has yet to determine if they want to reintroduce licensing of managers, however nothing formal has come out of the State Legislative House this year.

New Business:

2021 Budget: It was reviewed, showing no increase in LOA dues. The anticipated income after expenses for 2021 is \$490. There were no objections to the budget as presented; therefore, the budget was ratified by the membership. The dues revenue for 2021 will remain at \$66,000.

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, Jon Pritchard, Lisa Hammond and Doug Tiefel offered to serve again on the Board. The Board will seek to secure a 5th member to the Board.

Hearing no other applicants, Julie Malone, motioned to accept the 4 previous members to become the Board for 2021. The motion was seconded by John Pritchard; – passed unanimously.

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

Doug Tiefel - President
Janet Humphrey - Vice President
Lisa Hammond - Treasurer
Jon Pritchard - Secretary
TBD – Member at Large

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

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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. John Pritchard motioned and Janet Motioned 2nd – passed unanimously.

Public Comment:

Concern regarding parking on the Trail Ridge cul-de-sac can be an issue. Doug confirmed that the City is responsible for the streets and members should call the police if there are any issues.

Members made note of people potentially camping in the park area.

Adjournment: Motion to adjourn by Jon Pritchard, 2nd by Janet Humphrey. - passed unanimously. The meeting was adjourned at 6:49 PM.