

**The Forest Park of Lafayette Lotowner's Association
Minutes of the February 16, 2022
Annual Lotowner's Association Meeting**

(DRAFT)

The annual meeting of The Forest Park Lotowner's Association (the "Association") was held on Zoom starting at 2:00 PM Wednesday, February 16, 2022.

Call to Order:

The meeting was called to order at 2:06 p.m. (MDT) 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, John Pritchard, Lisa Hammond, Rob and Sara Sturtz, Doug Tiefel representing 7 properties and the Cottages. Willie Tiefel, Michelle Schurr.

By proxy: Eric Love has two 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 16, 2021: Those members that were present at the 2021 meeting confirmed that they had read the Minutes from the 2021 meeting. A change was required to the Delinquency reported at the end of 2020, not 2019 as noted in the unapproved minutes. A motion was put forth by Janet Humphrey and seconded by Michelle Schurr to approve the 2021 minutes with the correction noted. - Unanimously approved.

Officers Reports:

Doug Tiefel discussed repairing the pavilion as well as the requirement to change post lighting in the Park area of the LOA.

Property Manager's/Financial Report: The 2021 financials were reviewed. The LOA expenses ended 2021 \$265.58 over budget. The LOA experienced significant issues with ash trees dying due to Emerald Ash Borer and 3 large cottonwood trees needed to be removed behind Nissi's. This activity cost the LOA \$15,275 against a budget of \$4,000.

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As of December 31, 2021, no accounts were delinquent.

The Property Manager reviewed the 2021 expense activity with special note of the water consumption issues and that the City worked with the LOA to reduce cost due to leaks, although none were discovered. The City replaced their water meter, and all the LOA excess water issues seem to have been addressed.

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

Member statements will be mailed before the end of February.

Member Education: Based on information from several insurance companies, the Property Manager suggested homeowners reevaluate their home replacement insurance coverage to ensure they have replacement coverage of between \$350 - \$400 per square foot.

New Business:

2022 Budget: It was reviewed, showing no increase in LOA dues. The anticipated income after expenses for 2022 is \$681. The LOA budget included an increase for lawn fertilization to add a wetting agent in the late July - early August time frame that is expected to save water. There were no objections to the budget as presented; therefore, the budget was ratified by the membership. The dues revenue for 2022 will remain at \$66,000.

Election of Officers: Janet Humphrey, John Pritchard, Lisa Hammond and Doug Tiefel offered to serve again on the Board. Sara Sturtz offered her service to be the 5th member to the Board.

Hearing no other applicants, Doug Tiefel, motioned to accept the 4 previous members and Sara Sturtz to become the Board for 2021. The motion was seconded by Lisa Hammond; – 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
Sara Sturtz – 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. John Pritchard motioned and Janet Humphrey 2nd – passed unanimously.

Public Comment:

Members expressed concern regarding parking on the Trailridge cul-de-sac. Parking is an issue that has gotten worse since last year. They would like to have this issue addressed. The City of Lafayette owns the streets and owners are encouraged to contact the city.

There was some discussion about the owners of a carpet cleaning business who live on Trailridge Dr. East, using their residence as an ongoing Business occupation. They have apparently more than one employee which would be in violation of the Forest Park PUD covenants and City zoning regulations. Janet Humphrey volunteered to talk with the owners.

Snow plowing of the streets were also discussed as Trailridge does not seem to get plowed. Doug confirmed that the City is responsible for the streets and as above members should contact the city, however Trail Ridge is considered a 3rd tier road and gets a much lower priority in the city plans for plowing.

Thanks to Lisa and Tina for doing a great job of getting family's together for a street social gathering on Trailridge

A member asked if they can put a basketball hoop at the south end of the island on Trail Ridge. Doug confirmed that the LOA does not have the authority to grant city land for owners use. Ideally, they should contact the city for approval.

Adjournment: Motion to adjourn by Sara Sturtz, 2nd by Michelle Schurr. - passed unanimously. The meeting was adjourned at 3:02 PM.