

**The Forest Park of Lafayette Lotowner's Association  
Minutes of the February 13, 2023  
Annual Lotowner's Association Meeting**

**APPROVED January 25, 2024**

The annual meeting of The Forest Park Lotowner's Association (the "Association") was held on Zoom starting at 5:00 PM Monday, February 13, 2023.

**Call to Order:**

The meeting was called to order at 5:10 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, Lisa Hammond, Rob and Sara Sturtz, Doug Tiefel representing 7 properties. Luke Manion & Cindy Kim,

Earl Smith was representing the Cottages.

By proxy: Frank Latino for 2590 Trailridge East.

Allan Orendorff – Property Manager.

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, 2022:** Those members that were present at the 2022 meeting confirmed that they had read the Minutes from the 2022 meeting. Earl made a motion to approve the 2022 minutes, seconded by Sara, approved unanimously.

**Officers Reports:**

Doug Tiefel discussed the tree issues within the development and potential to plant new tree seedings to replace others that have died.

**Property Manager's & Financial Report:** The 2022 financials were reviewed. The LOA expenses ended 2022 \$246.49 over budget. The LOA experienced significant issues with ash trees dying due to Emerald Ash Borer, Water usage was high in July and August, therefore we cut back significantly to save on the water budget. The LOA pre-paid the 2023 lawn fertilization from SavATree. Therefore, that item in the 2023 budget was set to zero.

*Page 1 of 3*

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Forest Park Lotowners Association  
c/o Trio Property Management  
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As of December 31, 2022, no accounts were delinquent.

The Property Manager reviewed the 2022 expense activity with a special note of the water consumption as they started to get very high again in the summer. We increased the water budget from \$9,000 to \$13,000 for 2023. Prepaying the turf fertilization put us over budget for 2022.

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

Member statements will be mailed before the end of February.

**Member Education:** We discussed the new house bill changes as a result of Colorado HB22-1137 and the Property Manager described the new process we need to go through on violations and collections. Our attorney, Mark Biddison will need to draft these new policies for us.

**New Business:**

**2023 Budget:** The 2023 budget was reviewed showing an increase in dues of approximately 10%. The HOA worked to reduce landscape expenses by cutting back on the mowing of the non-irrigated lots. The water budget was increased from \$9,000 to \$13,000 to allow us to water longer into the year especially if this is a dry year. Funds were allocated to the park trees for continued trimming and planting of seedlings.

Earl Smith made a motion to ratify the 2023 budget, 2<sup>nd</sup> by Lisa Hammond, and approved by all members present. The dues revenue for 2023 is now \$72,600.

**Election of Officers:** Janet Humphrey, John Pritchard, Lisa Hammond, Doug Tiefel, and Sara Sturtz offered to serve again on the Board.

Hearing no other applicants, Earl Smith, motioned to accept the 5 previous members. Sara Sturtz seconded the motion to become the Board for 2023. The motion was seconded by John Pritchard and 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.

**Public Comment:**

*Page 2 of 3*

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Snow plowing of the streets was discussed and Doug reviewed the plowing responsibilities and limitations of the LOA in this area. The LOA plows the sidewalks; however the City plows the streets and the LOA is not permitted to plow the City streets due to liability concerns.

Doug confirmed that the City is responsible for the streets and plowing concerns should be directed to the City, however Trail Ridge is considered a 3<sup>rd</sup> tier road and gets a much lower priority in the city plans for plowing.

A member asked if they could 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 Earl Smith, 2<sup>nd</sup> by Sara Sturtz,- passed unanimously. The meeting was adjourned at 5:36 PM.