

**The Forest Park of Lafayette Lotowner's Association  
Minutes of the January 25, 2024  
Annual Lotowner's Association Meeting**

**(Approved January 21, 2025)**

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 5:07 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 9 properties. Sara Armstrong, Fred Dunlap – New Church (2 lots represented.)

Austin Lucero – Property Manager for John Pritchard  
Earl Smith & Ron Blackwelder were representing the Cottages.

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 13, 2023:** Those members that were present at the 2023 meeting confirmed that they had read the Minutes from the 2023 meeting. Earl made a motion to approve the 2023 minutes, seconded by Sara, approved unanimously.

**Officers Reports:**

Doug Tiefel discussed the ash tree issues within the development and needed to remove several trees. 5 large cottonwood trees will need to be removed.

No power at 95<sup>th</sup> and North Park drive. Frozen ground has delayed repairs but will once it warm up

Page 1 of 3

Looking to replace Park lights with LED light.

**Property Manager's & Financial Report:** The Property Manager reviewed the 2023 expense activity noting the increased expense for tree removal and stump grinding. Most other expenses were within budget. Water was approximately \$1,202 under budget due to the wet spring. The LOA expenses ended 2023 at \$840.00. under budget. As of December 31, 2023, no accounts were delinquent.

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.

**New Business:**

**2024 Budget:** The 2024 budget was reviewed showing an increase in dues of approximately 5%, allowing for additional expense to remove the cottonwood trees. Although the 2024 budget indicates a \$5,440 deficit, members were advised that we still have \$7,928 in the operating account left from 2023.

The 2024 Budget was reviewed and ratified. Sara Sturtz motioned to approve the 2024 budget and seconded by John Pritchard - Approved unanimously.

**Election of Officers:** John Pritchard, Lisa Hammond, Doug Tiefel, and Sara Sturtz offered to serve again on the Board. Janet resigned from the Board. Earl Smith offered to serve on the Board, also representing the Cottages.

Austin will replace John Pritchard to represent John's property interests.

Doug Motioned to accept the slate as presented and Fred Dunlap seconded the motion – Passed unanimously.

Thanks to Jannet for her contribution on the Board.

The Board is also the Architectural Control Committee for the Forest Park LOA. Hearing no other applicants, Earl Smith motioned to accept the 5 members. Sara Sturtz seconded the motion to become the Board for 2024. The motion was seconded by John Pritchard and passed unanimously.

The new Board members will determine the executive officers at a future meeting.

Motion to have Trio sign contracts not to exceed what is allocated to the budget. Earl motioned – Sara 2<sup>nd</sup> – Passed unanimously.

**Public Comment:** A question was asked who is responsible for shoveling the LOA sidewalks. Doug reviewed the plowing responsibilities and confirmed the LOA plows all sidewalks adjacent to all the streets.

Fred Dunlap suggested having a community activity, possibly adding food trucks at the Park.

Japanese beetle is an issue at the Cottages and Earl suggested members get informed and take action quickly on treating them quickly. Trio will ask SavaTree for Japanese Beetle treatment information and a cost for treating the LOA Park (note: this expense was not planned for in the 2024 budget). Possibly treat in March when the beetles are a larva.

It was requested that the LOA should do a blast email to all members reminding them to treat the lawn. Trio Property Management will check with SavAtree to see if they have a brochure that we can provide to the homeowners. We can also add the flyer to the statements when they are sent out.

There was a discussion regarding fences, and who is responsible for maintenance and repair. The CCR's require all members to keep their property in a neat and safe condition. What is the height of the fence allowed? It was suggested that the owners get ACC approval and permits as needed **prior** to starting any work. Janet suggested neighbors considering a fence replacement contact the other neighbors to see if they could get a quantity discount.

**Adjournment:** Motion to adjourn by Earl Smith, 2<sup>nd</sup> by Janet Sturtz,- passed unanimously. The meeting was adjourned at 6:14 PM.

