

**The Forest Park of Lafayette Lotowner's Association
Minutes of January 21, 2025
Annual Lotowner's Association Meeting**

Approved January 29, 2026

The annual meeting of The Forest Park Lotowner's Association (the "Association") was held via Zoom starting at 6:00 PM Monday, January 21, 2025.

Call to Order:

The meeting was called to order at 6:11 p.m. (MDT) by the President, Doug Tiefel.

Roll Call of Members Present: 17 members were in attendance either in person or by proxy.

Members present- Janet Humphrey, Austin Lucero – Property Manager for John Pritchard, Lisa Hammond, Sara Sturtz, Doug Tiefel representing 7 properties, Fred Dunlap, and Doug Hunt – New Church (2 lots represented.) Earl Smith representing the Cottages. Shawn Hughes.

Allan Orendorff – Property Manager was also present.

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 January 25, 2024: Doug Tiefel read the minutes of the 2024 annual meeting. Earl made a motion to approve the 2024 minutes, seconded by Lisa Hammond, approved unanimously.

Officers Reports:

Doug Tiefel discussed the (60 foot +/-) tall dead cottonwood trees that were removed in 2024, as well as the concrete repairs required. These items were deemed a hazard in the LOA and needed to be quickly addressed.

Property Manager's & Financial Report: The Property Manager reviewed the 2024 expense activity noting the increased expense for tree removal that caused concrete to crack. Note the LOA should not plant large trees in the future that can affect concrete and cash flow requirements in 2024 that created the need to have about \$7,500 of 2024 expense carried over into the 2025 budget. Given multiple 100-degree days starting in June and continuing into September, the water expense was \$10K over budget. The result of the expenditures listed above is that the LOA finished 2024 at \$16.3K over budget.

As of December 31, 2024, no accounts were delinquent.

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Forest Park Lotowners Association
c/o Trio Property Management
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Motion to accept the financial/property manager's report by Doug Tiefel, seconded by Earl Smith, – passed unanimously.

Trio will mail the 2025 statements to all members before the end of January.

New Business:

2025 Budget: The Board held a Zoom meeting on January 7th, 2025, and adopted the budget presented to the membership.

The property manager reviewed the 2025 budget showing an increase in dues of approximately 11%, allowing for additional expense carried forward from 2024. Trio advised that we still have \$4,477 in the reserve account, and approximately \$1,600 in the operating account.

The membership attending reviewed the 2025 Budget and ratified it. Sara Sturtz motioned to approve the 2025 budget and seconded by Fred Dunlap - Approved unanimously.

Election of Officers: The existing 2024 Board members all offered to serve again on the Board for 2025. The officers for 2025 are as follows: Doug Tiefel, Sara Sturtz, Lisa Hammond, Austin Lucero, and Earl Smith.

Doug Motioned to accept the slate as presented and Earl Smith seconded the motion – Passed unanimously.

The Board is also the Architectural Control Committee for the Forest Park LOA. Hearing no other applicants, Doug Tiefel motioned to accept the 5 members and Earl Smith seconded the motion to become the Board for 2025. - passed unanimously.

Motion to have Trio Property Management sign contracts not to exceed what is allocated to the budget. Doug Tiefel motioned – Sara 2nd - Passed unanimously.

Public Comment: Questions arose around updating the irrigation control system. Al Orendorff suggested the LOA investigate a Baseline irrigation system that continually monitors the water flow and can turn off a zone if the water consumption spikes and will send an email notification of the event. Trio Will look at getting more information on this system.

Doug suggested we start looking into alternative low water grasses and the possibility of converting some areas to Xeriscape landscape, again to reduce water consumption. Doug mentioned Ephraim grass as a possible alternative.

Adjournment: Motion to adjourn by Earl Smith, 2nd by Sara Sturtz, - passed unanimously. The meeting adjourned at 7:15 PM.

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