

Lake Front Townhomes, Homeowners Association, Inc.

2011 Turnover Meeting Minutes

Date: October 11th, 2011

Time: 6:30PM

Place: Broomfield Community Center

APPROVED

Call to Order

Meeting was called to order at 6:38 p. m. Board members in attendance were Brandon Standifird, and Matt Cavanaugh. In attendance from Stillwater Community Management were Holly Bristol and Scott Bristol.

Quorum was established with 15 of 66 homeowners in attendance.

Per the Governing Documents, proof of meeting notice was reviewed by homeowners. All agreed notice was mailed not less than 10 days prior to the meeting.

December 6, 2010 meeting minutes were reviewed and approved by the Board.

New Business

Linda Lopez, John Cameron and Jay Modglin all volunteered to serve on the Board. A vote was held and Jay Modglin was voted on to the Lakefront Townhomes HOA Board, joining Brandon Standifird and John Christiansen. Board is now comprises of all homeowners.

Management Report

Holly Bristol provided the Management Report.

1. Plant replacement a required by Reserve Study was completed. Board approved payment of plant replacement out of Reserve account.
2. Project to repair hail damage to roofs in 2010 has been completed. Project paid for by insurance claim. Board approved \$5,000 deductible to be paid out of Reserves since new roofs will positively impact the Reserves account.
3. Road seal coat warranty replacement has been pushed back to 2013.

Builder Report

Matt Cavanaugh with Remington Homes discussed prospective timeline for build out. There are 2 building yet to start with 2 under construction. Remington foresees all buildings being started by year end 2013.

Adjournment

Meeting adjourned at 7:43 p. m.



APPROVED

CONFIDENTIAL © 2009 Copyright Stillwater Community Management, LLC.
15400 W 64th Ave, Suite 9E53, Arvada CO 80007 (303) 872-9224