

Lake Front Homeowners Association, Inc.

2009 Annual Meeting Minutes

Date: December 15th, 2009

Time: 6:00PM

Place: Lake Front "D" Model

APPROVED – December 6th, 2010

Call to Order

Meeting was called to order at 6:05 p. m. Board members in attendance were Matt Cavanaugh. In attendance from Stillwater Community Management were Holly Bristol and Scott Bristol.

Quorum was established with 9 of 38 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.

Old Business

The 2008 Annual Meeting Minutes were reviewed and approved by voice vote.

Motion to Approve: 2008 Annual Meeting Minutes: PASSED

Matt Cavanaugh provided a Remington Homes Builder Report. Building schedule and new phased development by Remington was discussed. The City has given Remington approval to start building on North end as well as the South. A few spec homes are in the process of being built to provide inventory when the Federal home buyer tax incentive program ends in June.

Holly Bristol provided the Management Report. Parking, design review and dog waste were reviewed.

New Business

The 2010 Budget was presented by Scott Bristol. Line items were discussed for clarification. Normal income is adequate to fund operations. Reserves are being funded completely and are on schedule with the Reserve Plan. No dues increase is proposed for 2010. Budget was voted on and approved by a majority voice vote.

Motion to Approve: 2010 Budget: PASSED

New Board member vote. John Christiansen ran for the open position. After introductions Mr. Christiansen was elected via voice vote.

The new management company, Stillwater Community Management, was introduced and a brief overview of the company's role and responsibilities was provided. Holly Bristol was introduced as the community manager. The community website was discussed. Documents, forms and contact information housed on the site were reviewed.



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Snow removal policy and practice were reviewed and a general discussion of snow removal was engaged. Snow removal is required in events with more than 4" of accumulation (6" in roadways) and must commence within 24 hours of the end of the storm. The community map was used to identify problem areas in the community for additional snow removal attention. Discussed the possible installation of sand stations to mitigate ice buildup on roads adjacent to north facing buildings.

Open Resident Forum

A general discussion and question session was engaged focusing on project schedule, construction traffic and snow removal. Items discussed included.

1. Homeowners are interested evaluating additional lighting in areas such as mail boxes.
2. Dog waste is an issue in many common areas. Includes lack of convenient waste receptacles.
3. Construction traffic in built out areas is an issue.
4. Having a point of contact on snow accumulation in the community would be helpful. Possible low spots in roadways are creating water pooling that then freezes.
5. There was potential fraud with Vista Management, the managing agent for the Broadlands Master association.

SCM took several action items from this session.

Review Action Items for SCM

1. New Board member John Christiansen offered to evaluate areas for potential additional lighting.
2. SCM and homeowners will identify areas for dog waste bag and receptacle stations. SCM will have stations installed. SCM will have waste stations emptied regularly.
3. SCM will evaluate the governing documents to determine if there is any opportunity to restrict or re-route construction traffic.
4. SCM will use John Christiansen as the point of contact on snow accumulation. SCM will have Remington look at drainage for areas not properly draining.
5. Research and report back to the HOA on the fraud within the Master association and any impact the fraud will have on the community.

Adjournment

Meeting adjourned at 7:50 p. m.



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