

Lake Front Homeowners Association, Inc.

2010 Annual Meeting Minutes

Date: December 6th, 2010
Time: 6:00PM
Place: Broadlands Clubhouse

APPROVED

Call to Order

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

Quorum was establish with 15 of 60 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 2009 Annual Meeting Minutes were reviewed and approved by voice vote.

Motion to Approve: 2009 Annual Meeting Minutes: PASSED

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 2011. Budget was voted on and approved by a majority voice vote.

Motion to Approve: 2011 Budget: PASSED

Matt Cavanaugh provided a Remington Homes Builder Report. Building schedule and new phased development by Remington was discussed. Remington has two building permitted at this time.

Holly Bristol provided the Management Report. Parking, design review and dog waste were reviewed. Several projects were completed in 2010 that were part of the scheduled maintenance plan of the community and were mainly

1. The cedar privacy fencing and gates throughout the community were stained and repaired where necessary.
2. Several trees and shrubs that were dead or dieing were replaced. Landscape contractor evaluated replacement plants to ensure they were appropriate for the location and did not meet a similar fate in the near future. Some plant material was relocated from areas when it had overgrow its boundaries. The intent was to reduce pruning maintenance by installing more appropriate plant material for a specific location.



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3. damaged downspouts were repaired or replaced and repainted.
4. The asphalt in the completed western half of Lake Front was patched and seal coated to help lengthen the life of the asphalt. Some of the patching was intended to raise areas of asphalt that has settled and created areas for water drainage to pool. There will likely be some additional adjusting to the drainage in 2011. This process was inconvenient for the residents of Lake Front but residence cooperation with this project was greatly appreciated. Seal coating is scheduled and budgeted for every 5 years in the Reserve Plan.
5. There is a major, on going project to replace roofs that were damaged in a hailstorm at the end of May. This project was paid for through an insurance claim on the HOA insurance policy. This project had a very positive effect on the Reserve Plan in that the new roofs will push the planned replacement (every 30 years) of these roofs out several years. Project progress:
 - a. Totally replacement on G, Q, R, S
 - b. Building V in progress
 - c. Buildings F, M, O, P on hold. Waiting on insurance approval to alter claim for complete roof replacement on these buildings. Original claim covered partial replacement. City of Broomfield would not permit this plan and requested complete replacement.

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.

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. This is a possibility but it will have to wait until community turnover because Remington homes needs to complete the project as planned and platted with the City of Broomfield.
2. Construction traffic in built out areas is an issue. SCM will reinstall the sign requesting construction traffic use the Lowell Blvd entrance. However, Lake Front can not limit construction traffic either through the governing documents or legally. There is little recourse if construction traffic chooses to use the 136th AVE entrance. Because of road medians on both Lowell and 136th, there is little choice for some traffic but to enter off of Lowell Blvd main entrance. Additionally, much of the traffic is not under the control of Remington Homes, i.e. construction material and equipment delivery, inspectors and sub contractors. This will likely be an issue that homeowners will have to endure until community completion.

Adjournment

Meeting adjourned at 7:50 p. m.



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