

LAKE FRONT HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

December 5, 2012

Time Scheduled: 6:00 pm

Place: Broomfield Rec Center – 280 Lamar Street, Broomfield, CO

APPROVED

GENERAL:

Meeting was called to order at 6:22 pm. In attendance were Board Members, Brandon Standifird and Jay Modglin. Holly Bristol and Scott Bristol represented Stillwater Community Management.

Quorum was established with 16 homes represented.

Per the Governing Documents, proof of meeting notice was presented to homeowners and all agreed notice had been mailed not less than 10 days prior to the meeting.

NEW BUSINESS:

1. Approval of 2011 Annual Meeting Minutes. Minutes were approved by voice acclamation.
2. Presentation of 2013 Budget. Copies of the budget were available at meeting. The Board has already approved the budget with no increase for 2013. The Budget was deemed ratified.
3. Management Report presented by Holly Bristol.
 - a) Snow Removal.
 - i. Vargas is providing snow removal services for 2012 – 2013 season. The perimeters for snow removal are, 4" on sidewalks and drives and 6" on streets.
 - ii. Priority is to be paid to ice prone areas and if sand needs to be used it will be used as safety is number one priority.
 - b) Landscape Contractor. Vargas will continue to provide the maintenance for the Lake Front Townhomes. They won the bid for the community again for 2013.
 - i. Landscape Replacement: In 2012, the HOA replaced trees and shrubs in the summer. There is money budgeted for plant replacement for 2013. Trees and sod will take priority, the shrubs and grasses. This work will most likely be done by Vargas in the late spring/early summer 2013.

- c) Dog Etiquette. A reminder that dog owners should please be mindful of others by keeping their dogs on a leash and picking up dog waste. Dog owners are responsible for repairing damage to common areas caused by their animals.
 - d) Design Review Requests. A reminder to homeowners that a Design Review Request must be submitted and approved prior to any exterior improvements to your home. If you have installed items without approval, please submit a DRR after the fact. It protects the homeowner and the HOA.
 - e) Insurance. The HOA is responsible for insuring the exterior of the buildings and for liability coverage in the HOA owned common areas. Homeowners are responsible for insuring the INSIDE of their units, from the drywall in. This is typically called an HO6 policy in the insurance business and any agent can provide this. Homeowners need to review their coverage yearly to make sure that they are adequately covered.
 - i. The HOA also recommends that Homeowners purchase what is called a "Special Assessment" rider to their homeowner's policy. This type of coverage will protect homeowners from a special assessment and is relatively inexpensive.
4. Builder Report. Lake Front should be sold out in 2013. The final buildings are being built.
5. Board Member Vote. Al Cameron was nominated and voted onto the Board replacing John Christiansen via voice acclamation. John Maddy volunteered to fill the vacancy on the Design Review Committee.
6. Projects anticipated for 2013:
- a) The HOA Board is looking into installing solar lighting in dark areas throughout the neighborhood. This would most likely be a multi-year project.
 - b) Sealcoating the streets will most likely happen this year after construction is complete.

Resident Forum:

- 1. There was concern voiced about some cracking concrete in the neighborhood. The Board mentioned that maintenance of the concrete, i.e. caulking and mudjacking will be performed Spring, 2013.

Meeting Adjourned