

Lake Front Homeowners Association, Inc.

Lakefront Board Meeting Minutes

Date: April 18, 2012

Time: 8:00AM

Place: Lake Front Building U, Unit A

APPROVED

Call to Order

Meeting was called to order at 8:05 a. m. Board members in attendance were John Christiansen and Jay Modglin. In attendance from Stillwater Community Management was Holly Bristol.

Quorum was established with two out of three Board members in attendance.

Minutes from February 22, 2012 meeting were reviewed and unanimously approved by the Board.

Resident Forum

Resident Tom Atwood requested he be able to park in visitor parking because he has more than two cars. Board discussed Mr. Atwood's request and decided to allow him to park his third vehicle in visitor parking

Motion to Approve: Mr. Atwood's Request for Temporary Use of Visitor Parking: PASSED

Garages must be used in a way to allow vehicles to be parked in the garage, i. e., garages cannot be used for storage. Some residents have more than two car and can park in visitor parking spaces if approved by the Board. Discussion took place about cars not being able to park in the fire lanes. It is a safety hazard and illegal.

Board will continue to work on ways to control parking in a way that is equitable to all and allows for visitors to have spaces to park.

Resident Robin Fagler informed the Board about settling her unit in V Building. She explained she is negotiating with Remington Homes on a strategy for repairs.

Old Business

PARKING

SCM sent out several violation letters and tagged cars parking in the fire lane. Board discussed parking and is continuing to monitor the situation. SCM to continue to tag cars parking in fire lane. Board needs to continue to try to identify residents with more than two cars.

WINDOW WELLS

Remington has scheduled the replacement of window well for unit R-3.

LIGHTING



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Page 1

Board decided to move toward solar/bollard lighting. John Christiansen to go look at park where solar bollard lighting is used to check the amount of light the bollard casts.

BUILDING O WATER

Plumber went out on March 21st to inspect the building. Found that two units had broken, running toilets. Repaired and homeowners billed.

PERIMETER FENCE

Bids that SCM received were high, Jay to check with Keep Out Fencing for an additional bid.

TRIM PAINTING

Bids received were high, getting additional bid from Keep Out Fencing for trim painting for Buildings A, U, Q, P, S, T, and R. Board requested SCM add a line item to the operating budget for annual touch-up painting. Board requested SCM revise the Reserve Plan to lower reserve line item to account for more frequent touch-up painting.

New Business

SEAL COATING

Board requested that SCM try to push the seal coat warranty work out a year to when more construction will be complete.

FINANCIALS

Discussion of \$3,000 declarant credit balance in financials. Board requested SCM review and report back to Board.

Adjournment

Meeting adjourned at 9:58 am.



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Page 2