

# Lake Front Townhomes, Homeowners Association, Inc.

## Lakefront Board Meeting Minutes

Date: November 12, 2011

Time: 9:00AM

Place: 12303 Airport Way, Suite 200, Broomfield, CO

### **APPROVED**

#### **Call to Order**

Meeting was called to order at 9:08 a. m. Board members in attendance were Brandon Standifird, John Christiansen and Jay Modglin. In attendance from Stillwater Community Management were Holly Bristol and Scott Bristol.

Quorum was established with 3 of 3 Board Members in attendance.

Minutes from October 11, 2011 HOA Board meeting were review and unanimously approved.

#### **Old Business**

##### **PARKING**

Discussion of parking situation at Lakefront took place. Board requested SCM contact City of Broomfield to determine if handicapped parking in Lake Front could be changed.

Board requested SCM develop a letter to inform homeowner of CC&R parking restrictions.

##### **WATER IN O BUILDING**

The Board decided to wait on calling a plumber out as several leaks were found and fixed by a homeowner. The HOA will survey upcoming water bills to see if the leaks were the problem. If water bill continues to be high, a plumber will then be called.

##### **SNOW REMOVAL**

Board requested SCM contact Vargas to request a plow coming earlier in the morning during a snow storm to get the streets. Request additional inspection of ice buildup on north side sidewalks a day or two after a storm.

##### **TERMS OF BOARD OF DIRECTORS**

Initially, the Treasurer will serve for 1 year, the Secretary will serve 2 years and the President will serve 3 years. Following this initial first three years, the terms will be 2 years for all Board positions.

##### **Motion to Approve: BOD Term Limits**

**PASSED**

##### **PAINT/STAIN**

Board requested SCM solicit bids for staining of inside of exterior fencing and painting and repairing of black trim on some of the older buildings.

##### **CONCRETE**



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Remington Homes has identified concrete items that need to be repaired. Concrete is out of warranty but Remington has decided to do this work at no cost to the HOA.

## **New Business**

### **BUDGET**

October 2011 financials approved. Draft 2012 Budget reviewed and approved as amended. Dues for 2012 to remain at \$159 per month.

**Motion to Approve: 2012 Budget as Amended: PASSED**

### **LANDSCAPING**

Board chose Vargas as the new landscape contractor for Lakefront starting the spring of 2012.

SCM to contact Golf Course and the City of Broomfield about the Russian Olive Trees along the north side of the property. Board wants Russian olives removed instead of cut back regularly.

Board requested SCM issue a work order to have sprinkler clock box repaired to fix lock.

### **LIGHTING**

Board requested SCM solicit bids for lighting at mailbox pedisals.

### **DOWN SPOUTS**

Board requested SCM solicit bids for repairing the downspouts and concrete drip pans.

### **MEETING DATE**

Date for Annual/Budget meeting is December 5<sup>th</sup>, 6:00pm. Broomfield Community Center, 280 Lamar Street.

## **Adjournment**

Meeting adjourned at 10:42am.



**APPROVED**

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