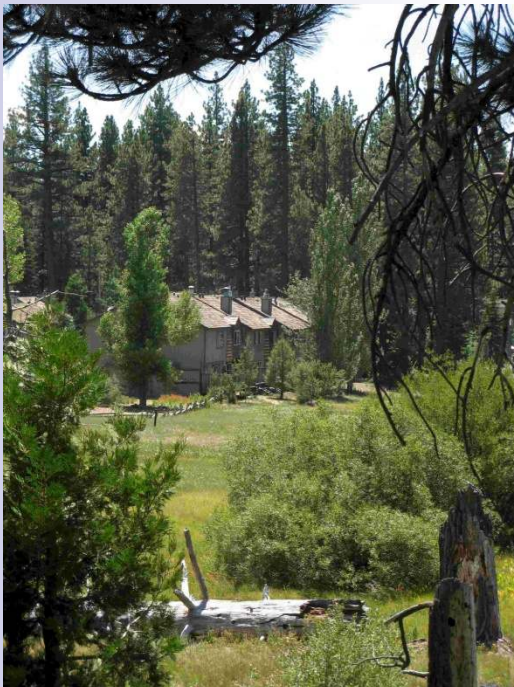


Lake Forest Glen Homeowner's Association

***2015 Annual Homeowner
Meeting***

October 10, 2015





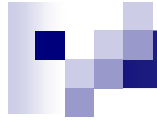
Agenda

1. 10:00am Call to Order
2. Approval of 2014 Annual Meeting Minutes
3. Nomination of Committee
 - i. Request for nominations from the floor
 - ii. Introduction of Candidates
 - iii. Voting for election of directors
4. President's Welcome, Introductions of Board & Staff and Report
5. Financial Report – Mike Robinson, Treasurer
 - i. Estimated 2015 finish & 2016 budget
6. General Manager's Report
 - i. Action items from 2014 meeting
7. Open Session
8. Election Results
9. Adjourn



Nomination of Committee

- A. Request for nominations from the floor
- B. Introduction of Candidates
- C. Balloting for election of directors



President's Report



Your Board & Staff

Mark Pierpoint, President & Chair Administrative Cmtee.

Steve Vanni, Vice President & Chair Structure Cmtee.

Mike Robinson, Secretary / Treasurer

Jim Cochrane, Chair Landscape Cmtee.

Jason Kary, Chair Nominating Cmtee.

Gary Leach, Chair Pools/Tennis Courts Cmtee.

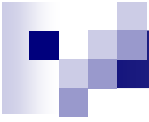
Kathleen Livermore, Board Member

Alan Nelson, Chair Rules & Regulations Cmtee.

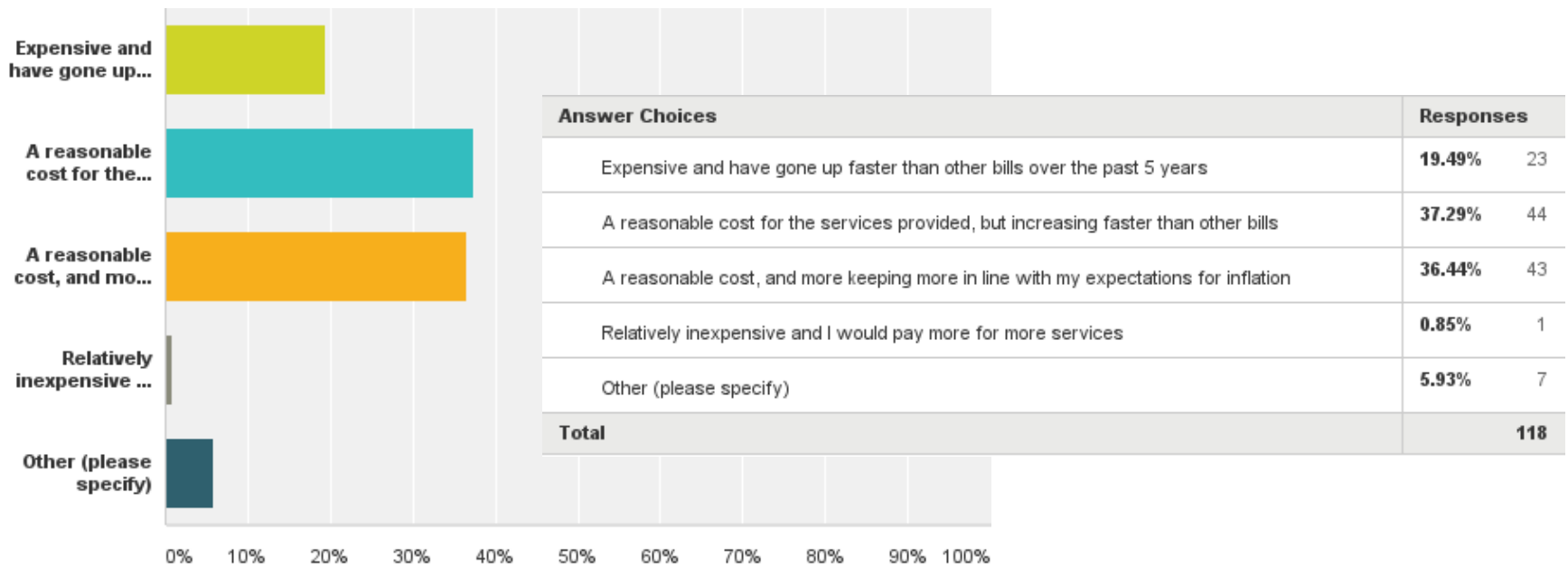
Doug O'Neal, Chair Architectural Review Cmtee.

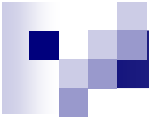
Alan Miescke – General Manager

Cathy Wencke – Assistant

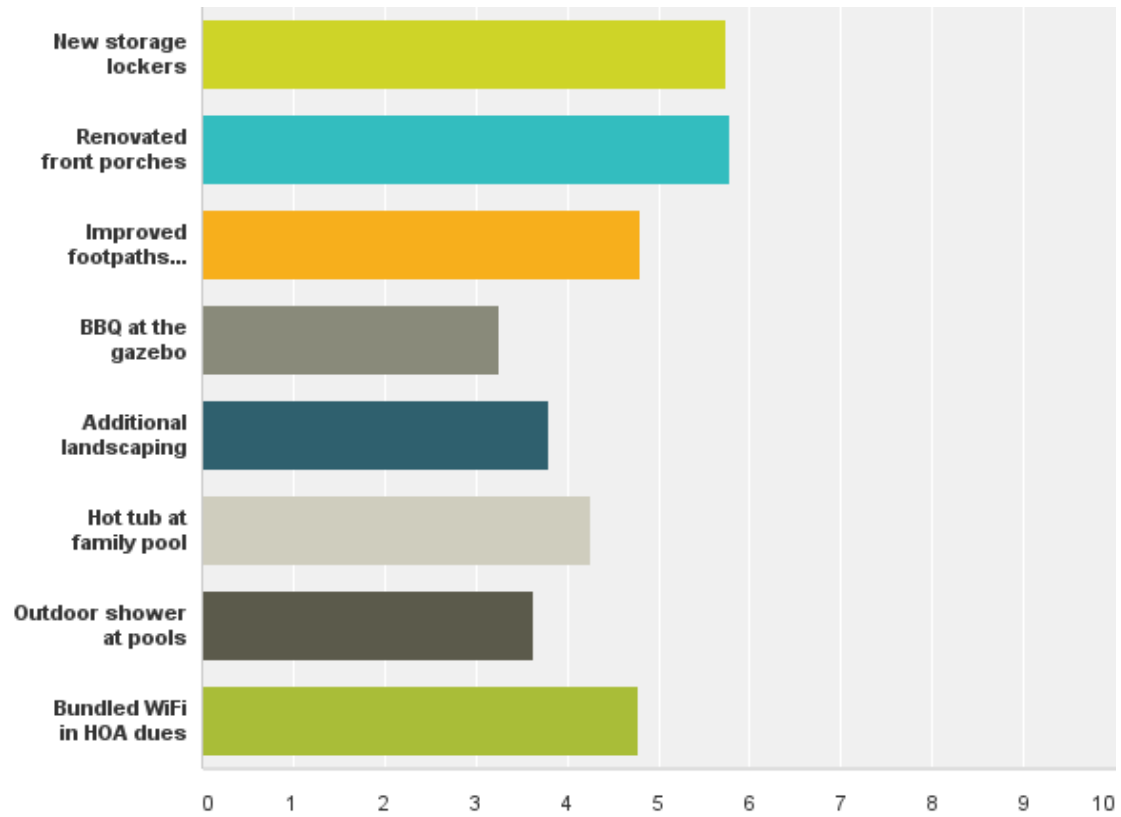


Q5: How would you describe the HOA dues at Lake Forest Glen? Please select one:





Q4: Please prioritize the following possible projects at the Glen by assigning a number from 1 to 8, with 1 being the most important to you:





Q6: If there was one thing you could do to improve the Glen, what would it be?

89 Answered, 33 Skipped

Access Association Condo **Cost** Dumpsters **Enforce** Expensive
Garbage Gazebo Indoor Lake Landscaping LFG
Looks Manager Paddle Boards **Parking**
Plantings in Front **Pool** Renters Rid Sign
Storage Lockers Tennis Courts Water
WIFI

2015 Pool Committee Report

Gary Leach, Jim Cochrane, Alan Nelson, Steve Vanni, Kathy Livermore, Karen Best, Alan Miescke

■ Objectives:

- How to encourage use the FAMILY POOL by the more energetic active pool users so that the QUIET POOL can be enjoyed by those wanting a more relaxed setting.
- For safety & health reasons discourage toddlers in the Spa

■ Actions Taken:

- Provided more toys, including some for older children, for the Family Pool
- Attraction flags were installed around the Family Pool
- Installed more signs directing people to the Family Pool





Pool Committee Report (2)

■ Options Considered But Eliminated:

- Designate Quiet Pool for adults only: Violates discrimination laws against restrictions based on age alone.
- Install water slide at Family Pool: Liability & Insurance issues.
- Hire a part-time Activity Coordinator for Family Pool: Costly, difficult to find qualified coordinator willing to work part-time, liability issues

■ Next Options Under Consideration:

- Change gate entry signs at the Quiet Pool to emphasize that although no water games or pool toys are allowed at this pool they are welcome and actually provided by the LFGHOA at the Family Pool
- Add new sign at Family Pool & label LFGHOA toys to inform renters that toys are provided for everyone's use by LFGHOA
- Develop a handout for renters explaining the different uses of the two pools & distribute this to property managers who rent out LFG units
- Distribute laminated cards with critical pool/spa rules to be attached to pool keys
- Redo signage in Spa area to emphasize health issues related to toddler's use of Spa

Key Projects

2015	2016	2017	2018
Storage Lockers Ø1	Siding/Trim Replacement Ø1	Siding/Trim Replacement Ø2	Storage Lockers Ø4
Seal Asphalt Ø1	Storage Lockers Ø2	Storage Lockers Ø3	Siding/Trim Replacement Ø3
Landscape Ø4	Seal Asphalt Ø2	Seal Asphalt Ø3	¾ Ton Truck Replacement
Concrete & Brick Repairs	Concrete & Brick Repairs	BMP Final Certification	
Footpath Repairs	Repair Plaster At Both Pools		
½ Ton Truck Replacement	Tennis Court Repair & Painting		

Investigate & Plan

- Tennis Courts
- Footpaths
- WiFi options
- Online comms/voting procedures
- Dumpster improvements

Hopper List

- Outdoor shower at pools
- Hot tub at Family Pool
- Green HOA



Other Activities in 2015

- Updated employee manual – changes in holiday accrual etc.
- Electronic Consent (~120)
- Required Documents



Annual Mailings (1)

Mailing #1 – within 120 days of the start of the year

<ul style="list-style-type: none">• Final Audit ***• Monetary Penalty Schedule• Rules Policy Enforcement Procedures• Board Meeting dates w/ Board mem.• Alternative Dispute Resolution• Rules & Regs	<ul style="list-style-type: none">• Common Area Standards• Architectural Standards• Insurance Requirements• Safety & Security <p>(most can be found in MASTERS>HO HANDOUTS) Mail by April 29th</p>
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Mailing #2 – July 1st

<ul style="list-style-type: none">• Nomination request letter w/ candidate statement form on the back

Mailing #3 – Annual Meeting Pack – Early September

<ul style="list-style-type: none">• Cover Letter/Annual meeting info• Agenda• Minutes from previous year• Budget Summary or Draft• Candidate statements• Proxy / ballot	<ul style="list-style-type: none">• Map to meeting• Picnic invitation <p>** The notice of membership meeting must specify items the Board intends to bring to the members for a vote</p>
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***Required in Mailing



Annual Mailings (2)

Mailing #4 – 15 days after Annual Meeting

- Election Results from Annual Meeting (include in monthly statement mailing)

Mailing #5 – July 1st

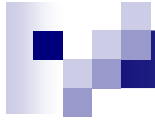
<ul style="list-style-type: none">• Complete final budget*** Ask Alan which pgs. to include from final budget with this mailing.• Notice of dues assessment increase***• Insurance requirements• Annual Insurance Disclosure***• Avalanche warning• Snow Removal Procedures/map w/overflow parking (print on back of Snow Removal procedures)• Architectural Standards***• Delinquency Assess Coll. Policy***	<ul style="list-style-type: none">• Rules & Regs, Policy & Enforcement• Monetary Penalty Schedule• Alternate Dispute Resolution Info.• CV Code #5310• CV Code #5650 Pre-Lien Requirements <p>**On cover letter – “Also, as required by law, you do have the right to receive minutes. Minutes of Board meetings are available at www.lfghoa.com or upon request by picking them up at the Association office or sending a SASE.”*** The above verbiage must be on the cover letter of this mailing.</p>
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***Required in Mailing



General Manager's Report

- Actions from 2014 Annual Meeting
 1. Voting Procedures
 2. Slides posted on website
 3. Renters & Guests Information
 4. Scheduled Mailings/Required Docs online
- Proactive Cost Saving Steps



Open Session



Election Results