

FOREST HAUS CONDOMINIUM OWNERS ASSOCIATION
PO BOX 1055
Breckenridge CO 80424-1055
Board of Directors Meeting
March 31, 2017

Present: Tony Carosa, Trevor Willms, Laura Steele, Barb Swider
and Dick VanDenburg

Manager's Report -

The circuits for the heat tape have been rewired, so it is not connected with the wi-fi and garage doors. Some repair to the ceiling in the Common area was needed after the rewire. A leak from pool pipes to filter has been fixed temporarily and will be completed. He will get the rugs cleaned and it was decided not to do the furniture this year. Dick will be contacting someone to takeover maintenance of the garage doors. Also, will talk with Resort Renovations about adding a flange to chimneys to prevent leaking to fireplaces and addition of screening to deter crows. A hole has appeared in the dumpster wall and will need to be repaired.

Treasurer's Report-

Bank Balance 2/28/2017

Bank of the West \$54,920.30

Town of Breckenridge Water and Waste Management will be over the estimated expense, but the other Utilities are within range. Items not in the budget – Chimney Clean, \$2117, Rock work, \$1867, Deposit for French Drain, \$1166. Barb will contact Town of Breck to have water meter checked. Dick did not find any leaking toilets or dripping faucets on his inspection.

Old Business –

Semco West Windows – 3 bids were received and All Window & Door Services, Edwards, CO had the lowest. Trevor will confirm and schedule. Notice will be sent to owners.

Web Site – Laura has set up foresthausbreck.com. Information and documents have been added. Pictures to come. Check it out!

French Drain outside pool area – Contact with the contractor needed.

Bird Nests – The proposed netting will not work with our overhangs. Barb will contact about just adding mesh above patio area.

New Business –

Washer/Dryer #109 – Tony will contact with procedure for permit and approval.

Parking Permits – Current permits extended to 10/31/2017. New ones on sale 9/1/2017

Future Improvements –

LED lighting – Try with flood lights

Pool Glass replacement for window with broken seal

New Modum for Wi-Fi – Laura will get some information

Annual Meeting June 10, 2017

Barb Swider
Sec/Treas
Forest Haus Board of Directors