

FOREST HAUS CONDOMINIUM OWNERS ASSOCIATION  
PO BOX 1055  
Breckenridge CO 80424-1055  
Board of Directors Meeting  
October 30, 2018

Present: Tony Carosa, Laura Steel, Ed Trofino, Jake Schneider, Alex Bonnot,  
Mike Samson, Barb Swider

President Tony Carosa called the meeting to order at 7:09

Jake Schneider (Unit 212) had volunteered to join the Board to replace Bev & Trevor Willms, who are no longer owners of Unit 112. He will serve until the annual meeting in June 2019.

**Election of Officers –**

Laura Steel (Unit 211) made a motion and Mike Samson (Unit 107) seconded it to retain the current slate of officers:  
President Tony Carosa ( Unit 105 & 111) 2017-2020  
Vice-President Ed Trofino (Unit 202) 2018-2021  
Sec/Treas. Barb Swider (Unit 103) 2016-2019

**Settle Dog Issue –**

The board agreed to settle the fine for ½ the total owed.

**Cleanup Bird Nests –**

The south end of the building has been power washed and Lexan has been applied to prevent birds from building nests in the eaves.

**HOA Management Change –**

Chris Cichocki of Ten Mile Maintenance LLC had given a bid to take over Forest Haus Property Management and HOA Services. The Board interviewed him and was satisfied with his proposal. Jake made a motion and Tony seconded it to sign a contract with him starting Dec 15, 2018. Dick will be employed until Dec 31, 2018, so will have 2 weeks to work with Chris. He will work with Barb to change the books over to his system. Dick will be paid through January 2019.

**Treasurer's Report-** Bank Balance 9/30/2018 \$68,574.92

**Signs for Smoke Free Property –** Laura will order a permanent frame to signage in and see how that will work. Wording to be decided, as to sizing

insert  
to fit.

**Short Term Rentals** – The Town of Breckenridge has passed an ordinance for STRs and Barb will send it out to all owners, requesting those who are renting short term to forward their license number and insurance coverage to her for the Association records. Ed voiced concern about the amount of insurance owners of short term rentals should carry. Property Management Companies require large amounts, Forest Haus has not set any amount.

**Pool Area** – The windows on the north and south end both have cracks and need to be replaced. Bids were received for just the glass, but it was decided to replace the entire window as the frames are not in good shape. Underwater epoxy paint to cover the cracks in the pool has been located and needs to be applied. Bids have been received on taking care of the drainage problem on the West side of the pool area, but due to the high numbers, nothing has been decided at this time.

**Master Key Door Locks** – All doors need to be keyed to the master key, so that access is available for maintenance issues or fire. With many units installing key pads, there is a problem of having the door keyed to the master. Ed made a motion and Laura seconded it, that the owners will have a choice to use a Master HOA code (4235) for the key pad, which can be put in the Knox Box for the fire company.

The meeting was adjourned at 9:27.

Barb Swider

Sec/Treas

Forest Haus Board of Directors