

**Booth Farms Community Association
Board Meeting
July 15, 2008 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

Charlie Frese, Wendy Gray, DeMarie Ingraham, Jeff Jurgena, Gary Killcoyne, Marilyn McIntyre, and Carolyn Miyasaki
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:30 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. No open forum items were discussed.

III. Previous Minutes:

- a. The Minutes of the BFCA Homeowners held on 06/25/08, along with the Westview Minutes from 5/20/08 and the Sunridge Minutes from 06/03/08 were approved as written.

IV. Board Elections:

- a. The Board Elections resulted in the following:
 - i. Charlie Frese – President Jeff Jurgena – Vice President
 - ii. Wendy Gray – Secretary DeMarie Ingraham – Treasurer
- b. Positions will be held through Dec 2009, when new Board Members will be elected to the Board.

V. Old Business:

- a. As this is the first official Board Meeting of BFCA, no old business was discussed.

VI. New Business:

- a. It was noted that effective July 1, the financials for Filing 1 and Filing 2 would be combined into a single report. It was moved and approved to also combine the budgets of both filings, in an attempt to have meaningful budget vs. actual reports for the remainder of the year.
- b. A report of the Brownbelt Conversion was given. Within the week, the Town is scheduled to complete the sprinkler repairs in the Brownbelt, then, the area will be mowed and seeded will be forthcoming.
- c. Outlot A and Outlot O mowings were discussed. The Town inferred that they may be in process of mowing the outlots. In the event the outlots are not mowed within 10 days, the Association will take measures to mow Outlot A, and begin contacting the city for enforcement of the weed ordinance for Outlot O from the current owner(s).
- d. An overview of the current status of July Assessment Collections revealed 9 accounts sent short payments, 60 accounts are currently unpaid for July, 21 Accounts are unpaid for January & July and are scheduled to be lienied as of 7/30/2008, and 7 accounts are with an attorney for collection.
 - i. 5959THS will continue to be sought after for payment, on a periodic basis, to reduce legal costs incurred by the Association.
 - ii. Accounts above \$1000 will be turned over to Long and Long for collection.
- e. Foreclosure properties within the community were discussed. It was approved to move forward with compliance of the governing documents on all bank-owned properties.
- f. The discussion of improvement ideas for the "Noble Lots" along with "The V" and "The Triangle" was tabled to a later date to allow more time for the discussion.
- g. Covenant enforcement efforts were discussed, with the request that Board Members contact the management company when violations occur, so that more timely enforcements can be obtained.
- h. RFP's for landscaping maintenance contracts will not be distributed due to the fact that the CoCal contract does not expire until 2009.
- i. HOA Grants are available through the Town of Firestone, and an initial contact with Matt Brozek has been made to obtain info on the 2009 program.

VII. Financial Report:

- a. June Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were briefly discussed.
- c. Covenant Violations were discussed.
- d. ARC Applications were reviewed and approved by the ARC Committee.
- e. The Manager's Actions were ratified.

VIII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday August 19th at 6:30PM at the Carbon Valley Library.

IX. Adjournment: The meeting adjourned at 7:50 PM.

SIGNED

DATE