

Booth Farms Community Association
Board Meeting
August 19, 2008 at 6:30 PM – Carbon Valley Regional Library

Board Members Present:

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

I. Call to order:

- a. The meeting was called to order at 6:36 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 07/15/08 were approved as written.

IV. Old Business:

- a. A report of the Brownbelt Conversion was given. Within the next week, the Town is scheduled to disc & seed the area. No details were given regarding the type of seed, ongoing maintenance, watering responsibilities. Board members are encouraged to attend the upcoming Park/Trails meeting to obtain additional information on the future costs of the park.
- b. Outlot A mowing has been completed. CoCal will be requested to hand trim the perimeter of the area that was not cut with the bushhog.
- c. Foreclosure properties were discussed. With pressure from both the HOA and the Town of Firestone, some properties are being cleaned up. If properties are not maintained, they are to be turned over to the Attorney for further enforcement / collection.

V. New Business:

- a. An overview of the current status of July Assessment Collections revealed 4 accounts with late fees only, 21 accounts are currently unpaid for July, 24 Accounts are unpaid for January & July and have been or are scheduled to be liened as of 8/31/2008, and 7 accounts are with an attorney for collection.
 - i. It was approved by the Board to accelerate the liens to a demand letter on the 3rd Month past due, and a lien filed on the 4th month past due in hopes of securing position prior to foreclosure proceedings.
- b. An investor has contacted the Mgmt Co to begin purchase of the lien at 10335CHV. Lien sale will be finalized after the home foreclosure sale is completed.
- c. The discussion of improvement ideas for the “Noble Lots” resulted in the need to have “real” numbers on the two options – Dog Park and Community Garden. Costs will be presented at the next meeting for discussion.
- d. An update of the energy bill was given. No new policies are necessary at this time, but the ARC Committee will be informed of the recent changes to the State Law.
- e. An updated trash service agreement was approved and signed with Waste Management.
- f. It was noted that the merger has been recorded by the State, but we are awaiting the return of recorded documents from the lawyer.
- g. Initial discussion of the 2009 budget included the inclusion of BBQ funds, landscaping improvements.

VI. Financial Report:

- a. July 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.

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday September 16th at 6PM at the Carbon Valley Library.

VIII. Adjournment: The meeting adjourned at 7:55 PM.

SIGNED

DATE