

**Booth Farms Community Association
Board Meeting
October 21, 2008 at 6:30 PM – Sable Event Center**

Board Members Present:

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

I. Call to order:

- a. The meeting was called to order at 6:31 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. A presentation was given by Town of Firestone Planner Bruce Nickerson

- a. Future plans that directly impact the community include a proposed development on the West side of the community, and the potential park on the NE corner of the Cimmaron & CO Blvd.

III. Open forum: a. No open forum items were discussed.

IV. Previous Minutes:

- a. The Minutes of the BFCA Homeowners held on 09/16/08 were approved as written.

V. Old Business:

- a. A report of the Brownbelt Conversion was given. The Town has scraped & seeded the area. The town has taken over the water meter for the Brownbelt. Future discussions with the Town are required regarding the Maintenance for the Brownbelt. Meetings will be scheduled in the spring of 09.
- b. The owners of Outlot O will be contacted regarding maintenance upkeep of the lots.
- c. The 2009 budget was discussed. Upon the inclusion of the additional mowings for the Outlot A and the reduction in water, the budget was approved by the Board.
- d. The merger is 100% complete with the re-design of the website. Historical documents will remain on the website until some time in 2009.
- e. Foster will contact the town to inquire about a reduced water tap fee related to the Noble Lots. Once some solid numbers are gathered, a proposal will be provided to Noble for their consideration.

VI. New Business:

- a. An overview of the current status of July Assessment Collections revealed 7 accounts with misc amounts due, 5 accounts are currently unpaid for July, 15 Accounts are unpaid for January & July and have been or are scheduled to be lienied as of 10/31/2008, and 7 accounts are with an attorney for collection, with one old account on Hold. Current amounts due are \$27.619.
 - i. It was approved by the Board to suspend the mowing fines for 10413CHV, 10425CHV, and 10475CIM with the notice that the fines will be reinstated if additional mowings are not completed in a timely manner in 2009.
 - ii. Late fees are to be reversed and fines to be suspended for 5821SCE with the notice that the trailer is not to be stored. Additional infractions will result in the fines being reinstated for a period of one year.
 - iii. A payment plan was accepted as proposed by a homeowner. Notice will be sent to the homeowner requiring signature on the payment plan agreement.
- b. The Annual Meeting has been scheduled for November 18th. Meeting will begin at 6:30 and be held at the Library Meeting Room.
- c. Minor changes to the newsletter were suggested. The newsletter is approved for distribution.
- d. Two trees for the N entrance & two trees for the S Entrance on Booth Dr were approved for purchase.
- e. A discussion of the Entrance Monument Signs was held. Sign companies are to be contacted to submit suggestions for the change of the sign.
- f. An insurance claim has been submitted for a fall in the park. The Board will be updated on the findings of the insurance company once their investigation is complete.

VII. Financial Report:

- a. September 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 November 18th at 6:30PM at the Library.

IX. Adjournment: The meeting adjourned at 9:00 PM.

SIGNED

DATE