

Booth Farms Community Association
Board Meeting
January 13, 2009 at 6:00 PM – Carbon Valley Regional Library

Board Members Present:

DeMarie Ingraham, Carolyn Miyasaki, Gary Killcoyne, Wendy Gray
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:05 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 11/18/08 were approved as written.

IV. Old Business:

- a. A discussion on the Entrance Monument Signs was tabled until the next meeting due to the low number of Board Members. It was requested to obtain an additional bid from RMD Signs, and obtain verification as to why sandblasting/scrubbing the current rock is no longer an option.
- b. The Board was informed that Prairie Dog Remediation is the property owner's expense. Current bids state a minimum of \$200 for a single application, with specific bid pricing upon request. Appropriate time to treat is spring and fall when moisture is in the ground and animals are less active. A Pest Control Contractor will be contacted to provide a specific proposal for remediation on Outlot G for the Board to consider.

V. New Business:

- a. An overview of the current status of January Assessment Collections revealed 100 accounts currently unpaid for January, 11 Accounts are unpaid for July & January and have been or are scheduled to be lienied as of 01/31/2009, and 15 accounts are unpaid for over a year which are with an attorney for collection, with one old account on Hold. Current amounts due are \$47,298.
 - i. A payment plan previously accepted by the Board is being paid on a regular basis.
 - ii. Foreclosures were briefly discussed, and will continue to be monitored by Foster. There are currently 12 homes in some stage of foreclosure proceedings
 - iii. Tenant of 5785SIL was notified of foreclosure proceedings.
- b. Basketball Backboards were briefly discussed. Foster to continue to send notifications if vehicle or pedestrian are impeded by location of backboards.

VI. Financial Report:

- a. December Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were briefly discussed.
 - i. The acct x5959THS was reviewed. Account will remain on hold, with review in 6/12 months, with hopes of discovery of whereabouts by Sherrif's Dept.
 - ii. A new garnishment was obtained, and will continue to be collected for the account 10377BOO
- c. Covenant Violations were discussed.
 - i. 10573CIM was discussed regarding semi trailer and trash. FC Sale scheduled for 1/14/09 with short-sale currently in process. Foster to follow up on sale and Police efforts to remove semi trailer.
- d. No ARC Applications were submitted for reviewed.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday February 17th at 6:00PM at the Library.

VIII. Adjournment: The meeting adjourned at 7:05 PM.

SIGNED

DATE