

**Booth Farms Community Association
Board Meeting
March 17, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

D. Ingraham, C. Miyasaki, J. Jurgena, W. Gray, M. McIntyre, C. Frese, G. Killcoyne
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:02 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 Board Meeting held 02/17/09 were approved with the addition of the BBQ Date.

IV. Old Business:

- a. The Entrance Monument Sign Changes are in process. RMD will be contacted to inquire about getting all of the work completed at once, to avoid any invitation to graffiti, and the proposed schedule. Lighting proposals were reviewed, with Ron Delgado being awarded the work. Plant bedding changes to be incorporated with the sign improvements will be discussed with CoCal.
- b. Prairie Dog Removal on Outlot G was discussed and approved.

V. New Business:

- a. An overview of the current status of January Assessment Collections revealed 13 accounts currently unpaid for January only, 6 accounts which have been liened, 10 accounts are unpaid for over a year which are with an attorney for collection, with six accounts currently in foreclosure proceedings. Current amounts due total \$26,074.91.
- b. There are currently 7 properties in pre-foreclosure sale proceedings, and 4 properties in post-foreclosure sale status, which are currently owned by a mortgage bank. The lawyer is to provide information on HOA Foreclosure costs/procedures for the Board to consider.
- c. The Assessment Lien held on 5785SIL was sold to an investor for full face value.
- d. 5966STG was discovered to have changed ownership without notice from the title company. After a brief discussion, the Board approved to move forward with collection due to the lack of cooperation from the new owner of the property to resolve the outstanding balance due.
- e. Brochures were distributed to the Board regarding the painting of the turf. A proposed Rule regarding turf painting will be presented at the next meeting for Board consideration.
- f. Newsletters are scheduled to be distributed in early May. Articles to include Sign Changes, Community Garage Sale, Community BBQ, and Announcement re: passing of Nelda. The Social Committee Chair was requested to send a condolence card on behalf of the HOA Board.
- g. Speed limit signs are reportedly in process of being installed at all entrances of the community, per the Town Public Works dept.

VI. Financial Report:

- a. February Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were briefly discussed.
 - i. Board agreed to continue charging late fees on accounts with outstanding balances due, as defined in the collection policy.
 - ii. A request for the reversal of a late fee was denied, due to a previous reversal on the account.
- c. Covenant Violations were discussed.
 - i. A courtesy notice will be sent to 5810SCE to remind homeowners that the fencing project must be completed by 3/31/09 in accordance with the DRC Approval.
- d. An ARC Applications was submitted for review.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday April 21st at 6:00PM at the Library.

VIII. Adjournment: The meeting adjourned at 7:40 PM.

SIGNED

DATE