

**Booth Farms Community Association
Board Meeting
April 21, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

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

I. Call to order:

- a. The meeting was called to order at 6:06 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 03/17/09 were approved as written.

IV. Old Business:

- a. The Entrance Monument Sign Changes are in process. A painting sample was reviewed and approved by the Board. RMD will be contacted to inquire about the work schedule. The lighting contractor will be scheduled as appropriate. Plant bedding changes to be incorporated with the sign improvements will be discussed with CoCal.
- b. Prairie Dog Management on Outlot G is scheduled to be completed later in the week.
- c. No response has been received from the new owner of 5966STG. Account is scheduled to be turned over to the attorney on 4/30/09 if no contact is made by the owner.

V. New Business:

- a. An overview of the current status of January Assessment Collections revealed 7 accounts currently unpaid for January only, 4 accounts which are scheduled to be turned over to the attorney 4/30/09, 11 accounts are with an attorney for collection, with seven accounts currently in foreclosure proceedings which have a balance due. Current amounts due total \$26,395.65.
- b. There are currently 9 properties in pre-foreclosure sale proceedings, and 3 properties in post-foreclosure sale status, which are currently owned by a mortgage bank. The lawyer provided information on HOA Foreclosure costs/procedures for the Board to consider, and it was determined that an HOA foreclosure of 5846SCE is not prudent at this time.
- c. Newsletters are scheduled to be distributed in early May. A rough draft was discussed and updated, with delivery scheduled for some time early May.
- d. Weed removal along Cimmarron was discussed and approved. CoCal will be contacted to treat area.
- e. Sherwin Williams Paint will be contacted to develop an accepted paint pallet booklet.
- f. Noble Energy will be contacted to discuss potential use of the NOBLE LOTS.

VI. Financial Report:

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

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday May 19th at 6:00PM at the Library.

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

SIGNED

DATE