

**Booth Farms Community Association**  
**Board Meeting**  
**May 19, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

D. Ingraham, J. Jurgena, W. Gray, G. Killcoyne, and M. McIntyre  
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 04/21/09 were approved as written.

**IV. Old Business:**

- a. The Entrance Monument Sign Changes are in process. Signs should be installed by the first week of June. Electrical contractors will be scheduled to complete the lighting changes. Cocal provided a proposal for the bedding changes, but a schematic is needed to confirm placement of the plants.
- b. CoCal will be contacted to clean out median planting beds. It was approved to spend approx. \$200 on the purchase and planting of lilies in the median, as opposed to annuals for ongoing cost concerns.
- c. Prairie Dog Management on Outlot G is completed but an invoice has not yet been received.
- d. No response has been received from the new owner of 5966STG. Account has been turned over to the attorney for collection.

**V. New Business:**

- a. An overview of the current status of January Assessment Collections revealed 4 accounts currently unpaid for January only, 4 accounts which are currently lienied, 10 accounts are with an attorney for collection, with 5 accounts currently in foreclosure proceedings which have a balance due. Current amounts due total \$23,374.98.
- 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.
- c. The Town of Firestone Grant was discussed. Noble Energy has informed Foster that they are interested in getting some type of use on the 4 Noble Energy Lots, and will get back with a final decision. The gas well has a life of less than 10 years left, but in the mean time, they are interested in getting a collaborative effort in the works.
- d. Community Garage Sale is scheduled for Saturday May 30<sup>th</sup>. An add has been placed, and signs will be installed on next Wednesday.
- e. Sherwin Williams Paint is in process of creating a Paint Book.
- f. Outlot A has had the perimeter mowed. Mowing should be completed this week. Outlot O (ORR) has been mowed, and all other vacant lots, with the exception of 10623CMS and 10413CHV have been mowed.
- g. Foster Mgmt's management agreement expires 6/30/09. Renewal documents will be sent in the coming days.
- h. Carbon Valley Rec Center will be contacted to inform them that the Booth Farms Park is not a public park, and should not be used for the use of organized, scheduled practices.
- i. BBQ Plans are underway. Statements with reminders will be send 6/1/09 to all homeowners.

**VI. Financial Report:**

- a. April Financials were presented for review and were approved by the Board. CD will be confirmed to have been rolled for another term.
- b. Delinquent accounts were discussed.
  - i. 10377BOO will be reminded of balance due, before referring account back to attorney for collection.
  - ii. Attorney will be contacted regarding 10426CHV to discuss potential of collection.
- c. Covenant Violations were discussed.
- d. DRC Applications were discussed.
- e. The Manager's Actions were ratified.

**VII. Meeting Dates:**

- a. The Next Board Meeting will be held Tuesday June 16th at 6:00PM at the Library.

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

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SIGNED

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DATE