

**Booth Farms Community Association
Board Meeting**

June 16, 2009 at 6:00 PM – Carbon Valley Regional Library

Board Members Present:

D. Ingraham, C. Frese, C. Miyasaki, and M. McIntyre

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:07 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 05/19/09 were approved as written.

IV. Old Business:

- a. The Entrance Monument Sign Changes are in process. Signs should be installed tomorrow. A problem with the connection to the monument rock has occurred, but RMD Signs believes they have the problem resolved. An electrical contractor has been scheduled to complete the lighting changes and Cocal will complete the landscaping changes. All work should be completed by the end of June.
- b. The BBQ had a fair turnout with approx. 70 adults attending. Ideas were discussed to get more attending including combining with the Garage Sale date, more advertising, and door to door flyers. It was requested to try another year, but if better turn out is not realized, the BBQ would be re-evaluated for future years.
- c. The Town of Firestone Grant is being presented by Wendy at the Town meeting. Based on the town's approval, the project will be scheduled accordingly

V. New Business:

- a. An overview of the current status of January Assessment Collections revealed 2 accounts currently unpaid for January only, 14 accounts are with an attorney for collection, including 7 accounts currently in foreclosure proceedings which have a balance due. Current amounts due total \$23,293.35.
- b. There are currently 9 properties in pre-foreclosure sale proceedings, and 2 properties in post-foreclosure sale status, which are currently owned by a mortgage bank.
- c. 10377BOO has a payment due today, otherwise it will be turned over to the attorney for collection.
- d. Foster Mgmt's management agreement expires 6/30/09. A 2 year renewal document was provided to the Board for review. Questions and clarifications were answered, but the Board requested additional time to review the contract.
- e. Painting requirements were discussed. A newsletter article will be prepared to inform homeowners that maintenance coats of paint will soon be required due to the age of some of the homes in the community. Other newsletter topics discussed were Sign Improvements and Tree Care.
- f. Foster to contact CoCal to remove dead trees in the Park and Entrances
- g. Foster to verify that the "V" has been mowed by the City.
- h. The Board agreed to have 5846SCE mowed again, and also to have the 3 vacant Twin Silos lots mowed by CoCal. Other vacant lots will be notified next week regarding mowing.
- i. Foster to follow up on Ash Borer application pricing with Vendors.
- j. The Board voiced their appreciation for the violation notice process, and discussed the overall good appearance of the community. Efforts will continue, as they appear to be working overall.

VI. Financial Report:

- a. May Financials were presented for review and were approved by the Board. CD terms were briefly discussed
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed. An unsightly storage violation on Sparrow will be addressed.
- d. DRC Applications were discussed.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

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

VIII. Adjournment: The meeting adjourned at 7:20 PM.

SIGNED

DATE