

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

Board Members Present:

D. Ingraham, W. Grey, M. McIntyre, & G. Killcoyne

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:04 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 06/16/09 were approved as written.

IV. Old Business:

- a. The Entrance Monument Sign Changes are complete. Overall the end result was determined to be very nice. Foster to contact RMD Signs to inquire about warranty, and a possible extension to the warranty due to the fact that bolts were installed through the sign, and some waviness can be observed in the signs in certain light. Results of the inquiry will be forwarded to the Board. Lighting differences are a direct result of the differences in lengths of the wire from the lights to the electrical box. Future bulb replacements may soften the lights, but the difference is not distracting since the signs are not next to each other.
- b. Wendy informed the Board that the grant proposal for a community garden was denied by the City. Additional investigation will be made on other sources of water, in hopes of finding a sustainable use for the Noble Lots, or other possible locations for the garden.

V. New Business:

- a. An overview of the current status of January Assessment Collections revealed 6 accounts shortpaid, 40 accounts currently unpaid for July, 4 accounts currently lienied or on a payment plan, and 14 accounts are with an attorney for collection, including 9 accounts currently in foreclosure proceedings which have a balance due. Current amounts due total \$30,504.47. July assessments are not considered late until July 31.
- b. There are currently 10 properties in pre-foreclosure sale proceedings, and 1 property in post-foreclosure sale status, which are currently owned by a mortgage bank.
- c. 10377BOO has been turned over to the attorney for collection.
- d. Foster Mgmt's management agreement expired 6/30/09. A 2 year renewal document was approved and signed by the Board.
- e. The Board approved to accept the ownership of Outlot O from Orr. The lawyer will review the agreement prior to signing the deed of acceptance. It will be discussed in the future as to what should be done with the outlot.
- f. Outlot A, as well as Outlot O, were approved to be mowed.

VI. Financial Report:

- a. June Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed.
- 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 August 18th at 6:00PM at the Library.

VIII. Adjournment: The meeting adjourned at 7:30 PM.

SIGNED

DATE