

**Booth Farms Community Association  
Board Meeting  
September 15, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

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

**I. Call to order:**

- a. The meeting was called to order at 6:00 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 07/21/09 were approved as written.

**IV. Old Business:**

- a. The grant from the City for the community garden will be re-assessed in 2010.

**V. New Business:**

- a. An overview of the current status of July Assessment Collections revealed 9 accounts shortpaid, 9 accounts currently unpaid for July, 4 accounts currently liened or on a payment plan, and 13 accounts are with an attorney for collection, including 11 accounts currently in foreclosure proceedings which have a balance due. Current amounts due total \$25,043.23.
- b. There are currently 14 properties in pre-foreclosure sale proceedings, and 1 property in post-foreclosure sale status, which is currently owned by a mortgage bank.
- c. Outlot O has officially been deeded over to the Association from ORR. Discussions will be held in the coming months as to how the Outlot should be improved.
- d. Landscaping proposals for the improvement of the V on Colorado were briefly discussed. Additional information is needed from Cimarron Nursery before making a final decision. Info will be distributed via email.
- e. The Landscaping and Snow Removal Contracts with CoCal were approved for renewal. An addendum will be obtained for the mowing of Outlot A and Outlot O pricing.
- f. The 2010 Operating Budget was presented and reviewed by the Board. The Board will review the budget and send any requested changes via email. The Board will need to approve the budget at the October Board Meeting to prepare for the Nov Annual Meeting of Homeowners.
- g. The Annual Meeting of Homeowners is scheduled for Thursday November 19 at the Library. Charley's position on the Board is up for election at that meeting.
- h. A request by a homeowner to use the Booth Dr. park for a 4yr old soccer team was denied.
- i. The twin silo vacant lots as well as 5846SCE and 10367CHV were approved to be mowed, pending confirmation from the lawyer that the HOA is within its right to maintain and bill the property owner.

**VI. Financial Report:**

- a. August Financials were presented for review and were approved by the Board. It was approved to move \$50,000 of operating funds into an interest bearing account.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed.
- d. DRC Applications were discussed. It was requested to notify 5917SCE that the play structure must be painted to match the house, or stained a natural color.
- e. The Manager's Actions were ratified.

**VII. Meeting Dates:**

- a. The Next Board Meeting will be held Tuesday October 20th at 6:00PM at the Library.

**VIII. Adjournment:** The meeting adjourned at 7:44 PM.

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SIGNED

DATE