

**Booth Farms Community Association  
Board Meeting  
October 20, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

D. Ingraham, W. Grey, J. Jurgena, C. Miyasaki, & 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. A request for a variance on the painting of a play structure was made by a homeowner. The item was discussed, and will be further reviewed by the Board.
- b. Clarifications on several topics were provided to homeowners, including parking regulations, payment of account balances, and participation in the monthly Board Meetings.
- c. A DRC Application was submitted for consideration on a construction of a pool in the rear yard of a property. The Application will be reviewed and processed by the DRC Committee.

**III. Previous Minutes:**

- a. The Minutes of the BFCA Board Meeting held 09/15/09 were approved as written.

**IV. Old Business:**

- a. Landscaping of the "V" and installation of trees in the park and N. Entrance has been completed. It was requested that the pine tree be staked prior to releasing of the payment.
- b. The 2010 budget was discussed. Changes were made to the Reserve Expenditures, and the 2010 Budget was approved as adjusted.

**V. New Business:**

- a. The request for the variance on the play structure was discussed. It was determined that the color selected is not within the spirit of the community, and the homeowner will be required to change the color of the walls of the structure to that of the color of the house. The a-frame support and 4x4 posts can remain the current color of blue, but the walls of the structure will have to be changed.
- b. An overview of the current status of July Assessment Collections revealed 9 accounts shortpaid, 9 accounts currently unpaid for July – Scheduled to be liened 10/31/09, 6 accounts currently liened or on a payment plan, and 10 accounts are with an attorney for collection. 15 accounts are currently in foreclosure proceedings, 11 of which have a balance due. Current amounts due total \$26,623.23.
- c. Article suggestions were discussed for the Annual Meeting Notice and Newsletter. A preliminary draft will be sent to the Board for approval.
- d. The Annual Meeting of Homeowners is scheduled for Thursday November 19 at the Library. It was moved and approved to begin the reduction of Board Members down from 7 to 5. In 2009, 2 homeowners will be elected to the Board, and in 2010, 3 will be elected. In 2010, 6 members will be on the Board, but in 2011, there will only be 5 Board Members.

**VI. Financial Report:**

- a. September Financials were presented for review and were approved by the Board. \$40,000 of operating funds will be moved into an interest bearing account.
- 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 Thursday November 17th at 6:00PM at the Library.

**VIII. Adjournment:** The meeting adjourned at 7:46 PM.

---

SIGNED

DATE