

**Booth Farms Community Association
Annual Meeting of Homeowners
November 19, 2009 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

DeMarie Ingraham, Marilyn McIntyre, Charlie Frese(Joined Late), Gary Killcoyne(Joined Late), Carolyn Miyasaki, Wendy Gray

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:06 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held on 11/18/08 were approved as written.

III. Verification of Meeting Notice & Quorum:

- a. The Notice of the Annual Meeting was provided and verified. A total of nineteen (19) homes were represented either in person or by proxy, so a quorum of homeowners necessary to conduct an official meeting was not obtained. The Board proceeded to move forward, as business must continue.

IV. Meeting Business:

- a. The proposed 2010 Operating and Reserve Budget was presented for approval. Questions on the budget were answered. There were no objections to the proposed budget, and a quorum is not required for budget ratification, therefore the 2010 budget was ratified.
- b. A report of the current state of foreclosure properties and accounts receivable revealed a total of 17 homes currently in foreclosure process, of which 4 are currently vacant. Currently there are 24 accounts that are past due which total \$25,102.89. 9 of which are currently with an attorney totaling over \$17,000. Homeowners were encouraged to contact the Board if financial difficulties are encountered, to avoid legal collection efforts.
- c. Two Board Positions are up for election. The total number of Board Members is being reduced from 7 to 5 over a two year period. 2 positions will be elected in 2009 and 3 will be elected in 2010 to avoid the early termination of any current Board Positions. After discussion and nominations, Kevin Communal and Laura Hansis were the nominees, who were ultimately elected to the Board to serve a 2 year term.

V. Open Forum:

- a. Items discussed at the Open Forum included the need to constantly remind dog owners that they must pick up after their pets and that more enforcement on trash can compliance is requested to maintain the overall aesthetics of the community.

VI. Adjournment: The meeting adjourned at 6:52 PM.

SIGNED

DATE