

**Booth Farms Community Association
Board Meeting
January 19, 2010 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

W. Gray, J. Jurgena, L. Hansis, M. McIntyre, C. Frese, K. Communal
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:30 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. A discussion was held regarding the excessive vehicles parking from the residents of 5984STG as well as the use of the property as an "Oxford House". Parking on the streets is a Town of Firestone issue, as well as the maximum number of vehicles allowed per residence. Homeowners were encouraged to contact the Town regarding the vehicle concerns. The HOA Board has recently been made aware of the use of the property, and is currently discussing the topic with legal council.
- b. General questions regarding violations within the community were discussed. Homeowners are requested to report any violations, as the management company is not in the community on a daily basis. Becoming involved in the community in which you live is the best defense against violators.

III. Officer Election for 2010 Calendar Year

- a. The following Board Positions were elected and accepted: C. Frese – President, J. Jurgena – Vice President, W. Gray – Secretary, L. Hansis - Treasurer

IV. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held 10/20/09 were approved as corrected. The Minutes of the Annual Meeting of Homeowners held 11/19/09 were approved as written.

V. Old Business:

- a. No old business was discussed.

VI. New Business:

- a. An overview of the current status of January Assessment collections revealed 109 accounts currently unpaid – not considered late until 1/30/10, 19 accounts currently lienied or on a payment plan, of which 8 are currently with an attorney for collection. 17 accounts are currently in foreclosure proceedings, 15 of which have a balance due. Current amounts due total \$48,882.31.
- b. 5 accounts were approved to be referred to the attorney for collection due to their significant balance due, and no contact/requests for payment arrangements.
- c. A discussion was held regarding notifications of snow removal. It is the consensus of the Board to be considerate of workdays when considering sending notifications.
- d. The light bulbs on the monument signs are in need of replacement. Foster to work on replacing the bulbs in the coming week.
- e. The homeowners of 5966STG will be reminded that the fence that has been removed for construction purposes will have to be reinstalled as it was prior to the construction, as well as the rock.

VII. Financial Report:

- a. December Financials were presented for review and were approved by the Board. A brief discussion was held regarding the year ending Budget vs. Actual report.
- b. Delinquent accounts were discussed. A payment plan was approved for 5935THS.
- c. Covenant Violations were discussed.
- d. No DRC Applications were submitted.
- e. Signature Cards for the Operating Account were signed including all current Board Members.
- f. The Manager's Actions were ratified.

VIII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday February 16th at 6:30PM at the Library.

IX. Adjournment: The meeting adjourned at 7:51 PM.

SIGNED

DATE