

**Booth Farms Community Association  
Board Meeting  
June 15, 2010 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

C. Freese, W. Grey, J. Jurgena, M. McIntyre, K. Communal  
Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order at 6:34 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

**II. Open forum:**

- a. One homeowner was present. General administrative topics were discussed.

**III. Previous Minutes:**

- a. The Minutes of the BFCA Board Meeting held 04/20/10 were approved as written.

**IV. Old Business:**

- a. The walkthrough of the community was completed, and homeowners were notified of painting requirements. Foster continuing to monitor.

**V. New Business:**

- a. An overview of the current status of January Assessment collections revealed 28 accounts currently unpaid, 6 accounts have a misc fee outstanding, 7 accounts are unpaid for January, 1 account is on a payment plan, and 14 accounts are currently with an attorney for collection. 17 accounts are currently in foreclosure proceedings, 10 of which have a balance due. Current amounts due total \$32,838.60. This balance consists of \$11069.33 Assessments, 14805 Late Fees, 1350 Fines, 1350 Liens, 3884.27 Legal Fees, & 380 of misc. charges.
- b. Outlots O & A as well as all vacant lots have been mowed. The Goats will be attempted either later in the fall, or next spring to get rid of the weeds on these outlots. Noble will be notified of the prairie dogs on their lot.
- c. A brief discussion was held regarding an improvement of Outlot O. Basketball Courts, Gazebos, and Water Features, etc. were all discussed. General pricing will be obtained for the next Board Meeting to help in the decision making process. It was also discussed that improving the hill on the east side of Outlot A may be feasible for the placement of a gazebo.
- d. It is requested that Foster investigate the potential increase in insurance premiums with the different improvements being contemplated.
- e. A request to have information posted on the website regarding the weeds that grow in the crack along the street/gutter are the responsibility of the homeowner was made.

**VI. Financial Report:**

- a. May Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed.
- d. No DRC Applications were submitted.
- e. The Manager's Actions were ratified.

**VII. Meeting Dates:**

- a. The Next Board Meeting will be held Tuesday July 20th at 6:30PM at the Library.

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

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SIGNED

DATE