

**Booth Farms Community Association
Board Meeting
July 20, 2010 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

W. Grey, M. McIntyre, L. Hansis, K. Communal
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:35 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. One homeowner was present. The topic of a playground at the Booth Farms Park was raised – the homeowner was requested to listen to the discussion, as this item on the agenda for discussion.

III. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held 06/15/10 were approved as written.

IV. Old Business:

- a. Options for improvements including basketball courts (both half and full court), gazebos, picnic shelters, playgrounds, and splash parks were presented. The Board requested some specific information on picnic shelters and small splash parks for further consideration. A general cost of \$40K to \$50K is the price range, and it is the preference that shelters be installed at both Outlot A and the Booth Farms Park, with a possible splash park at the Booth Farms Park.
- b. Pricing on a dog park facility located on Outlot O will also be investigated – depending upon the setback requirements for the well on Outlot O.
- c. CoCal has agreed to replace the plants in the planters under warranty. They will also be requested to verify water is reaching the South planter box.

V. New Business:

- a. An overview of the current status of July Assessment collections revealed 67 accounts currently unpaid for July, although payments are not due until the end of the month, 6 accounts are unpaid for January and have been liened, and 11 accounts are currently with an attorney for collection. 14 accounts are currently in foreclosure proceedings, 10 of which have a balance due. Current amounts due total \$40,960.26.
- b. Dead trees on the perimeter of the Booth Farms Park have been removed. Replacements will be determined at the August Board Meeting for planting in September.
- c. Water possibilities for the breezeway between Scenic and Shenandoah were presented. It was approved to begin discussions with the adjacent homeowners to see if an agreement can be reached to gain access to water for this common area.
- d. Noble will again be contacted regarding the prairie dogs on their lots. Noble will have to eliminate the pests, otherwise the HOA will perform the service, and bill the lot owner accordingly.

VI. Financial Report:

- a. June Financials were approved by the Board.
- b. Delinquent accounts were discussed. A request for abatement of fees for 5905SPA was denied. It was approved to write off the balance due from 10426CHV's prior owner as it is unlikely that the balance will ever be recovered.
- c. Covenant Violations were discussed. Letters will be sent to all homeowners who did not complete the required maintenance painting, for completion no later than 8/15/10.
- d. DRC Applications were submitted and approved.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday August 17th at 6:30PM at the Library.

VIII. Adjournment: The meeting adjourned at 8:51 PM.

SIGNED

DATE