

# Booth Farms Community Association

## Board Meeting

September 21, 2010 at 6:30 PM – Carbon Valley Regional Library

Board Members Present:

W. Grey, M. McIntyre, C., K. Communal, J. Jurgena

Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order at 6:42 PM.
- b. Members were present, as listed above, which constitute a quorum of board members.

**II. Open forum:**

- a. No homeowners were present, therefore no open forum items were discussed

**III. Previous Minutes:**

- a. The Minutes of the BFCA Board Meeting held 09/21/10 were approved as written.

**IV. Old Business:**

- a. Options for improvements of Outlot A and Outlot O were discussed. Water access for Outlot O is still being investigated.
- b. Water possibilities for the Breezeway between Scenic /Shenandoah were shot down by the Lawyer due to legal issues. CoCal will have to provide hand watering of this area.

**V. New Business:**

- a. A review of the A/R accounts resulted in 5 accounts with a misc. amount due, 6 accounts unpaid for July, which will be liened in October, and 15 accounts either previously liened or with an attorney. Total outstanding balances due the Association is \$30,062.43. There are currently 14 accounts in some process of foreclosure, of which 8 have an outstanding balance due the Association.
- b. It was approved to finalize a contract for the spring of 2011 to use the goats for weed control on Outlot A. Foster to finalize contract, and ensure timing is optimal in the Spring of 2011.
- c. The 2010 Annual Meeting of Homeowners will be held November 16<sup>th</sup> at 6:00pm at the Library. Two homeowners will be elected to the Board, resulting in a total board of 5 members. Newsletters will be sent out later in the week announcing the meeting, with a reminder email/proxy request to be sent a week prior to the meeting. 61 homeowners are required to obtain a quorum.
- d. Painting requirements were discussed, and it was resolved that garage doors must be painted the same color as the body of the house, and that a color palette of acceptable colors would be adopted as a top priority in 2011.

**VI. Financial Report:**

- a. September Financials were reviewed by the Board.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed. The Boat is still present at 10377BOO, and the prairie dogs have not been controlled on the Noble Lots.
- d. DRC Applications were reviewed.
- e. The Manager's Actions were ratified.

**VII. Meeting Dates:**

- a. The Next Board Meeting will be held Tuesday November 16th at 6:00PM at the Library.

**VIII. Adjournment:** The meeting adjourned at 7:14 PM.

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SIGNED

DATE