

**Booth Farms Community Association  
Annual Meeting of Homeowners  
November 16, 2010 at 6:00 PM – Carbon Valley Regional Library**

Board Members Present:

Charlie Frese, Laura Hansis, Wendy Gray, Kevin Communal (Joined Late)  
Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order at 6:05 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 11/19/09 were approved as written.

**III. Verification of Meeting Notice & Quorum:**

- a. The Notice of the Annual Meeting was provided and verified. A total of Thirty Four (34) 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 2011 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 2011 budget was ratified.
- b. 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 were be elected in 2009 and 2 are being elected in 2010 to avoid the early termination of any current Board Positions. After discussion and nominations, Wendy Gray and Victoria Maciulski were the nominees, who were ultimately elected to the Board to serve a 2 year term.
- c. A report of the current state of foreclosure properties and accounts receivable revealed a total of 15 homes currently in foreclosure process, of which 3 are currently vacant. Currently there are 24 accounts that are past due which total \$28,982.57. 10 of which are currently with an attorney totaling over \$24,000. Homeowners were encouraged to contact the Board if financial difficulties are encountered, to avoid legal collection efforts.
- d. A brief discussion was held regarding recent and planned improvements to Outlot O, Outlot A, Breezeway, and Medians on Booth Dr.
- e. A discussion was held regarding the planned development of the McDonalds at the S/E corner of Cimarron & Firestone Blvd. Homeowners were encouraged to attend the upcoming meetings at the City to find out additional information on the development.

**V. Open Forum:**

- a. Items discussed at the Open Forum included the topic of the Oxford House and possible changes to the governing documents to protect property values, speeding within the community, unauthorized use of the Booth Farms Park, and the general need for volunteers in the community.
- b. Homeowners were reminded that the monthly meetings of the Board are open to all homeowners in the community, and participation is appreciated.

**VI. Adjournment:** The meeting adjourned at 7:26 PM.

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SIGNED

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DATE