

**Booth Farms Community Association**  
**Board Meeting**  
**January 18, 2011 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

W. Gray, L. Hansis, V. Maciulski, K. Communal (joined late)

Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order at 6:40 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

**II. Open forum:**

- a. No homeowners were present, therefore no Open Forum items were discussed.

**III. Officer Election for 2011 Calendar Year**

- a. The following Board Positions were elected and accepted: C. Frese – President, K. Communal – Vice President, W. Gray – Secretary, L. Hansis – Treasurer, V. Maciulski – Mbr at Large

**IV. Previous Minutes:**

- a. The Minutes of the BFCA Board Meeting held 10/19/10 and the Minutes of the Annual Meeting of Homeowners held 11/16/10 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 84 accounts currently unpaid – not considered late until 1/30/11, 22 accounts are currently liened, or on a payment plan, or with an attorney for collection. 14 accounts are currently in foreclosure proceedings, 12 of which have a balance due. Current amounts due total \$46,129.39.
- b. 5905SCE has requested a reduction in late fees as a result of mailing issues. It was agreed to reverse late fees and the 2011 Acceleration, if payment is received by 1/31/11.
- c. No update is currently known regarding the Twin Silos' vacant lot sales.
- d. The bad debt incurred in 2010 was reviewed by the Board.
- e. A discussion was held regarding Exterior Paint Colors. A book of color pallets available for use in Booth Farms will be created and presented to the Board for final approval. Homeowners will be able to re-paint with original colors, or choose from the approved color pallet when changing colors on their home.
- f. 2011 Projects were discussed. It was approved to re-construct the North entrance on Booth Dr, as it gets more traffic. The South entrance will be re-constructed in 2012. A Landscape Architect will be contracted to re-design the Booth Farms Park plans, and the Goats will be used as weed control on Outlot A.
- g. The Town Board approved the development application for the McDonalds to be built on Cimmarron St.

**VII. Financial Report:**

- a. December Financials were reviewed 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.

**VIII. Meeting Dates:**

- a. The Next Board Meeting will be held Tuesday February 15th at 6:30PM at the Library.

**IX. Adjournment:** The meeting adjourned at 7:33 PM.

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SIGNED

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DATE