

**Booth Farms Community Association
Board Meeting
July 19, 2011 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

W. Gray, K. Communal

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:49 PM.
- b. Members were present as listed above, which does not constitute a quorum of board members.

II. Open forum:

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

III. Landscape Presentation:

- a. A brief presentation from Longs Peak Landscape was given regarding the Booth Farms Park Improvement Project. Ideas were discussed, and it was agreed that plans for the improvements would be provided to the HOA to allow for distribution to the homeowners by October.

IV. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held 05/24/11 were approved as written.

V. Old Business:

- a. The Booth Farms Park Sign will be installed in the coming week.
- b. The Trash Services proposals were reviewed and discussed. An electronic Board Vote will be conducted since there is not a quorum present, to continue the contract with Waste Management, based upon the pricing received.
- c. Outlot O water was discussed. Although the cost of \$40,000 plus to get water to the property is prohibitive in the opinion of the Board, it will be listed as an option that homeowners can select when the survey is distributed regarding the Booth Farms Park improvements.

VI. New Business:

- a. An overview of the current status of January Assessment collections revealed 106 accounts currently unpaid, 94 are currently unpaid for July, with payment due by 7/31/11, 12 accounts are currently liened or on a payment plan, or with an attorney for collection. 17 properties are currently in foreclosure proceedings, 13 of which have a balance due. Current amounts due total \$31,762.52, of which 16,308.52 is considered past due.

VII. Financial Report:

- a. June Financials were approved.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed.
- d. DRC Applications were distributed for review.
- e. The Manager's Actions were ratified.

VIII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday August 16th at 6:30PM at the Library.

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

SIGNED

DATE