

**Booth Farms Community Association
Board Meeting
September 20, 2011 at 6:30 PM – Carbon Valley Regional Library**

Board Members Present:

W. Gray, L. Hansis

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:37 PM.
- b. Members were present as listed above, which does not constitute a quorum of board members.

II. Presentation by Longs Peak Landscape

- a. A presentation was made on the park improvement plans by Longs Peak Landscape. Some changes were requested by the Board Members, and a revised plan with pricing will be submitted in the coming weeks for review.

III. Open forum:

- a. A homeowner was present, who discussed the desire to have a park within the community, along with the safety of kids playing in the streets.

IV. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held 08/16/11 were reviewed, but were unable to be approved due to not reaching a quorum.

V. Old Business:

- a. A plan from CoCal was submitted for the park project. Again, requested changes will be made, and a revised plan will be provided for review.

VI. New Business:

- a. An overview of the current status of July Assessment collections revealed 38 accounts currently unpaid, 13 accounts have a misc. amount due, 12 accounts are unpaid for July, 13 accounts are currently lienied or on a payment plan, or with an attorney for collection. 16 properties are currently in foreclosure proceedings, 7 of which have a balance due. Current amounts due total \$16,978.88. A bad debt write off in the amount of \$3580.50 was processed, due to a foreclosure.
- b. The current landscape contract is due to terminate 10/31/2011. Proposals for landscape and snow removal were obtained and provided to the Board for their review. An electronic vote by the Board will be conducted to get the decision on the contracts.
- c. A 2012 budget was submitted to the Board for review. An electronic vote by the Board will be conducted to get the decision on the contracts.
- d. The Annual meeting is tentatively set for Tuesday Nov 15th at the Coal Ridge Middle School from 7:00 to 9:00pm. Charlie is term limited, Kevin and Laura are eligible for re-election.

VII. Financial Report:

- a. August Financials were discussed.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed. 5930SHE will be notified that they must be in compliance with the trailer, regardless if they are moving out or not.
- d. No DRC Applications were submitted for review.
- e. The Manager's Actions were ratified.

VIII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday October 18th at 6:30PM at the Library.

IX. Adjournment: The meeting adjourned at 7:55 PM.

SIGNED

DATE