

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

Board Members Present:

W. Gray, L. Hansis, V. Maciulski, K. Communal
Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:33 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. Previous Minutes:

- a. The Minutes of the BFCA Board Meeting held 08/16/11 and 9/20/11 were approved as submitted.

IV. Old Business:

- a. Park Improvements Plans will be put on hold, due to recent developments with the Town's intention of reverting the landscaping maintenance for Outlot C back to the community. Plans for improvements will continue, once something is more concrete regarding the maintenance responsibilities.
- b. A contract renewal for landscape maintenance from CoCal was previously approved via email.
- c. The 2012 Budget was previously approved via email.

V. New Business:

- a. An overview of the current status of July Assessment collections revealed 29 accounts currently unpaid, 12 accounts have a misc. amount due, 10 accounts are unpaid for July, 7 accounts are currently lienied or on a payment plan, or with an attorney for collection. 17 properties are currently in foreclosure proceedings, 3 of which have a balance due. Current amounts due total \$14,439.86. A late fee reversal request for 5870SPA was approved due to the circumstances.
- b. The Annual Meeting of Homeowners is scheduled to be held Monday Nov 14th at 7:00pm at the Coal Ridge Middle School. Notices of the meeting will be sent out to the homeowners in the coming days.
- c. The meeting between the Town and the HOA Board was discussed. Outlot C, aka the Browbelt, has been improved and maintained by the Town. The town is forcing the maintenance of the outlot back to the Association, in accordance with the PUD for the community. Negotiations will commence regarding the details of the transition of duties, with the intended transition date of 1/1/2013.
- d. With the possibility or re-platting Outlot O presented by the town to allow watering of that outlot, re-platting of the Noble Lots may be a possibility to allow some improvement of the property to benefit the community. This will be further discussed in 2012.

VI. Financial Report:

- a. September Financials were discussed.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed.
- d. No DRC Applications were submitted for review, but DRC member replacements will be requested at the Annual Meeting.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The Next Meeting will be held Monday November 14th at 7:00PM at the Coal Ridge Middle School.

VIII. Adjournment: The meeting adjourned at 7:49 PM.

SIGNED

DATE