

**Westview at Booth Farms Community Association
Board of Directors Meeting
June 26, 2007 at 6:30 PM – Chris Couser’s House**

Board Members Present:

Chris Couser, Jeff Jurgena, Travis Chapman, Kevin Communal

Foster Management Representative: Kevin Lucas

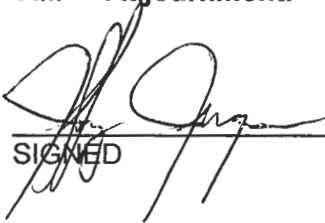
- I. **Call to order:**
 - a. The meeting was called to order by Jeff at 6:47 PM.
 - b. Members were present, as listed above, which constitutes a quorum of board members.
- II. **Open forum:**
 - a. A homeowner who lives on Tenderfoot raised concerns and questions regarding the conversion of the brown belt into a city park. The homeowners were informed that the City of Firestone is the current owner of the lot, and that meetings held by the city are open to homeowners which would be a better forum to raise the concerns.
- III. **Previous Minutes:**
 - a. The Minutes of the previous Board Meeting held on May 22 have been requested from Faith Property Management. If a copy is not received, Foster Mgmt will attempt to create minutes for approval at the next Board Meeting.
- IV. **Old Business:**
 - a. The issue of the stained driveway at 5905 Shenandoah was discussed, and it was determined that the driveway would be grandfathered in due to the change in management companies. The agreement that the prior management company would pay for the removal and re-installation of the driveway would not be prudent, therefore the driveway would be allowed to stay. A document will be created to officially document the acceptance without Board approval to prevent establishing a precedence.
 - b. The issue of the red stained fence and Rubbermaid shed will also be accepted on a grandfathered basis with an official document.
 - c. The vacant lots at the corner of Scenic / Cherryvale are still littered with weeds, construction debris, and gravel. The owner(s) of the lots are to be notified of the weed and fence violations, and bids are to be obtained to perform the cleanup of the lots that will be billed back to the owner(s) if not cleaned up after the notice is sent.
 - d. An update was given on the city’s projection of converting the brownbelt into a greenbelt. Work on the sprinkler system has been performed by the City in an effort to continue to water the trees. No work should be completed on the brownbelt by the Association from this point forward without prior Board approval. No plan has officially been approved, but should be presented to the City Council in the coming weeks for approval with details of the \$95K budget. The two lots still owned by Orr are in discussion, and may complicate the conversion of the brownbelt to a greenbelt.
 - e. The Bylaws of both Booth Farm’s Associations have been merged and are ready to be sent to the lawyer for review. Recommended changes to the Declaration are to be sent to the Lawyer for merging purposes and review. It was moved, seconded, and passed that \$500 is approved to be spent by the Lawyer to merge the documents into a single version that can be reviewed and discussed by both HOA Boards.
 - f. Misc. outstanding items that need resolution include the transfer of deeds of all outlots from ORR/HALL to the Association, the associated taxes on the lots, and the determination of ownership of outlot D. Reserve funding is also behind schedule. CD’s are due to mature in mid September. A determination of reserve funding will be made at that time.
- V. **New Business:**
 - a. The transition of information from Faith to Foster is in process. Documents are being reviewed and issues are being resolved as they are discovered. Multiple properties appear to have transferred ownership in the prior months that have not been updated in the Association’s records.
 - b. The newsletters distributed in June included home addresses of Board Members. Future newsletters should not have home addresses listed, and Board Members should get a copy of the final version before the newsletter is distributed.
- VI. **Manager’s Report:**
 - a. May Financials were presented for review and were approved by the Board.

- b. Delinquent accounts were discussed. The application of late fees and schedule for the application of liens and turnover to collections was approved as understood by the management company. Delinquent Accounts will be discussed in detail at the next Board Meeting due to the transition of management companies.
- c. Covenant Violations were discussed, with specific action to be taken by the manager on 5961THS, 5959THS, 5947THS, 10289CHV, 5797SCE, 5905SCE, 5939SCE, 5930SHE, 5822 SHE, & 10368CHV.
- d. DRC Applications received were reported and discussed.
- e. The actions of the Community Manager were ratified.

VII. Meeting Dates:

- a. The Next Meeting will be held Thursday July 24th at 6:30PM at Jeff Jurgena's Home.

VIII. Adjournment: The meeting adjourned at 8:48 PM.



SIGNED

7/24/07

DATE