Westview at Booth Farms Community Association
Board of Directors Meeting
July 24, 2007 at 6:30 PM – Jeff Jurgena's House

Board Members Present:
Gary Killcoyne, ~~Gary Killcoyne~~, Jeff Jurgena, Kevin Communal
Foster Management Representative: Kevin Lucas

I. **Call to order:**
   a. The meeting was called to order by Jeff at 6:37 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 Board Meetings held on May 22 and June 26 were approved as written.

IV. **Old Business:**
   a. The vacant lots at the corner of Scenic / Cherryvale have been cleaned up by the owner. They will be notified of the fence repairs that still need to be completed. Other vacant lots in the community have been notified by the City to cut the weeds. Foster will monitor the progress.
   b. No one attended the Parks & Rec meeting held two weeks prior. Minutes from the meeting may be available online for information regarding the brownbelt.
   c. The merger with Sunridge was discussed, in reference to the memo from D.Gast outlining the process. It was moved and approved to move forward with the merger. It was suggested that board members for the merged association be elected by the homeowners, without any preference on location of property ownership within the community.
   d. The transition of management companies is deemed to be complete. Information is being forwarded from the prior management company when necessary.

V. **New Business:**
   a. Outlots from Orr/Hall have been deeded over to the Association, with the final payment of property taxes that were signed.
   b. Color Schemes from builders within the community have been received from Ryland and Richmond. Color Schemes from Advocate are still being sought after. It was moved and approved that any home within the community may cross builder's paint schemes, so long as prior ARC Approval is obtained.
   c. Color selections for concrete stain was discussed. It was moved and approved that concrete stain may only be used on porches, sidewalks, and patios. No stain may be applied to a driveway. Proper ARC approval is required for all application of concrete stains, colors, etching, etc.
   d. Due to the pending resignation of the presidency position, Chris Couser was nominated for the position of president, pending his acceptance and the official resignation of the president.

VI. **Financial Report:**
   a. June Financials were presented for review and were approved by the Board.
   b. Delinquent accounts were discussed. Late fees will be charged in July according to the Collection Policy of the Association. Late Notices, along with invoices will be distributed to homeowners with a balance due as of August 1, 2007, with intent to lien notices if payment is not received by Sept 1, 2007 for homeowners who are delinquent since January, 2007.
   c. Covenant Violations were discussed.
   d. DRC Applications were briefly discussed.
   e. The Manager's Actions were ratified.

VII. **Meeting Dates**:
   a. The Next Meeting will be held Tuesday August 28th at 6:30PM at Gary Killcoyne's Home.

VIII. **Adjournment:** The meeting adjourned at 8:42 PM.

Gary Killcoyne 8/28/07
SIGNED DATE