

*****DRAFT*****

**Westview @ Booth Farms Community Association
Board of Directors Meeting
January 23, 2007**

Minutes

Directors Present

Alan Richardson
Jeff Jurgena
Greg Killcoyne
Kevin Communal
Travis Chapman
Chris Couser

Faith Property Management

Anthony Nuccio

Call to Order

Meeting called to order at 6:41 pm.

Minutes

A motion was made by Jeff to approve the September minutes as presented, seconded by Gary. Motion Carried.

Financial Statements

2006 Year-end financial statements were reviewed. The association had a slightly smaller surplus than anticipated, but overall projections held true.

New signature cards need to be prepared for the next meeting. Alan and Travis will be the new signers. Anthony will have that prepared for the next meeting.

Delinquencies were discussed.

Manager's Report

The attorney is preparing the revised policies per SB 89. These will be uploaded online so that homeowners will have the chance to comment before they are adopted at the February meeting.

The homeowner who stained his driveway without approval from the ACC is looking into his options to remove the stain or replace the drive. He will submit his proposals to the ACC for approval before remediation begins. Due to the clerical error on the management's part that caused this situation, the management company has offered financial help to the homeowner.

Warranty Deeds have not been prepared by the developer as requested. The association's attorney is currently drafting them. Once complete, Alan's signature will be obtained,

and the deeds will be mailed to the developer for their signature and recording with the county. The developer has not reimbursed the taxes paid by the association in relation to these lots to date. The board unanimously consented to having the attorney send a demand to the developer for those funds.

Old Business

Gary asked about the status of the open lots that are being dumped in. Anthony reported that no response has been received from the owner of those lots. Jeff recommended obtaining a copy of the check sent to pay the first half of the dues to see who signed it and use their name when sending any further correspondence. If no response is filed, the board unanimously agreed to give a final warning letter with intent to clear the property and charge the owner should they fail to comply, in accordance with the covenants.

Landscape Maintenance contracts were reviewed. Alan made a motion to sign the 2007 contract with CoCal Landscape, seconded by Jeff. Motion carried. At request of the board, Anthony will obtain a bid to convert a portion of the native belt into a park from CoCal to compare against the other bids received to date.

New Business

The performance of the snow removal contractor was discussed. Although it has been a notably cold and snowy season thus far, their overall performance has been unacceptable to the board and management. However, the board felt it would not be effective to terminate the current contractor and hire another at this point in the season. The board unanimously authorized the contractor to use any equipment needed to clear the sidewalks by the native belt, and the cluster mailboxes. Anthony will contact LandTech to have this done, and follow up with the board with a start date.

The merger with Sunridge was discussed. Kevin recommended that the Westview board meet and discuss the details on the merger, so that they can bring a unified proposal to the discussion at the first joint merger meeting. A meeting was set for Tuesday, February 20th at Gary's home. It will begin at 6:00 pm. Alan stressed that all members of the board need to look over and compare the two communities governing documents before the meeting.

Currently, Jeff is the only member of the ACC, and the covenants require at least three members. Tracie Zakavec had been a member of the ACC this previous year, and may be willing to continue. Gary volunteered to serve on the committee. If Tracie cannot continue, Kevin offered to fill her seat.

Chris announced that he will be throwing another neighborhood BBQ this spring, as he has in previous years. He asked if the HOA could help advertise the event, which the board was amenable to. Likely, it would be advertised in the newsletter, as the timing would end up working out. Alan raised the possibility of inviting homeowners from both HOA's to the BBQ, and using it as a way of getting the word out, and obtaining merger votes.

Next Board Meeting

There will be a merger meeting February 20, 2007 at 6:00 PM, hosted by Gary Killcoyne.

The next meeting of the Board of Directors of Booth Farms Community Association will be February 27, 2007 at 6:30 PM, to be hosted by Kevin Communal.

Adjournment

There being no further business to discuss, Alan made a motion to adjourn, seconded by Chris. Motion Carried. Meeting adjourned at 8:36 PM.

Respectfully submitted,

Faith Property Management