

**Westview at Booth Farms Community Association
Board of Directors Meeting
October 2, 2007 at 6:30 PM – Travis Chapman's House**

Board Members Present:

Travis Chapman, Gary Killcoyne, Kevin Communal, Chris Couser

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order by Gary at 6:30 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. No homeowners were present, so no open forum items were discussed

III. Previous Minutes:

- a. The Minutes of the Board Meetings held on August 28 were approved as written.

IV. Old Business:

- a. No additional information on the conversion of the Brownbelt was available, other than it is still scheduled to be completed this fall by the City.
- b. The merger with Sunridge was discussed. The Declaration has been received and will be reviewed by the Board for completeness and corrections. A combined meeting will be held with Sunridge to discuss the documents.

V. New Business:

- a. Current collections of the July Assessment were discussed, with 5 Accts of late fees only or minor amounts due, 17 Accts behind 1 Assessment, 10 Accts behind 2 Assessments, and 5 Accounts that are currently with the Attorney for collections. Total outstanding is \$17618.61, with 7443.19 of that being with collection attorneys.
- b. Initial discussion was held on the possible conversion of the Noble Energy lots into usable community space. The adjacent homeowners to the lots will be questioned on their opinion of potential options, and will be discussed at the Annual Meeting.
- c. The homeowner grievance for 5822 Silverleaf was discussed and dismissed, as there was nothing inappropriate that was done on behalf of the Association in sending out a warning letter for the trailer that was being stored in the driveway.
- d. The 2008 Operating Budget was presented to the Board for review. After discussion of the details, it was moved and approved to accept the 2008 Budget as it was presented, with Annual Assessments remaining at \$320, and a net profit of \$438 for the year 2008.
- e. As a result of the budget presentation, it was moved and approved to move \$5000 from the operating to Reserves to cover the 2007 budgeted reserve fundings.

VI. Financial Report:

- a. August Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed. 5890TND was reported to have a blue tarp dog run that is in violation of the governing documents.
- d. DRC Applications were briefly discussed.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The Next Meeting will be held Tuesday October 23th at 6:30PM at Chris Couser's Home.

VIII. Adjournment: The meeting adjourned at 8:23 PM.

SIGNED

DATE