

**Westview at Booth Farms Community Association
Board of Directors Meeting
October 23, 2007 at 6:30 PM – Chris Couser’s House**

Board Members Present:

Gary Killcoyne, Jeff Jurgena, Chris Couser

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order by Chris at 6:45 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. One homeowner was present, but no open forum items were discussed

III. Previous Minutes:

- a. The Minutes of the Board Meetings held on October 2 were approved as written.

IV. Old Business:

- a. The Brownbelt conversion is still underway. Bruce Nickerson with the City would be a good resource to contact to obtain information on the park development.
- b. The merger with Sunridge was discussed. Documents are to be reviewed by Sunridge and Westview, with the intention of a combined meeting in the near future to finalize the rewritten documents.

V. New Business:

- a. Current collections of the July Assessment were discussed.
- b. There are currently 21 homes for sale, with one in process of closing, 6 foreclosures in process, and one bankruptcy known in the community.
- c. A tentative agenda for the Annual Meeting was discussed. Two board positions are to be elected at the Annual Meeting. Notice of the annual meeting will be mailed out in November, and the meeting will be held at Coal Ridge Middle School on Nov 27th.
- d. The CoCal Snow Contract was approved, and a map of the snow removal sites will be provided to CoCal.
- e. Signature cards for the new Reserve Account were signed to open the account.

VI. Financial Report:

- a. September Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed. It was requested to enforce the judgement on 5959THS. Once the judgement is cleared, future litigation will be discussed.
- c. Covenant Violations were discussed. Clarification was given that semi tractors / trailers are not allowed to be parked in the community according to 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 November 27th at 6:30PM at Coal Ridge Middle School. This is the Annual Meeting of Homeowners.

VIII. Adjournment: The meeting adjourned at 8:37 PM.

SIGNED

DATE