

**Westview at Booth Farms Community Association**  
**Annual Meeting of Homeowners**  
**November 27, 2007 at 6:30 PM – Coal Ridge Middle School**

Board Members Present:

Travis Chapman, Gary Killcoyne, Kevin Communal, Jeff Jurgena

Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order by Kevin C at 6:35 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

**II. Introductions / 2007 Accomplishments & 2008 Planned Improvements:**

- a. Introductions of the Board Members and a brief discussion of the 2007 accomplishments and 2008 planned improvements was given by Foster Mgmt.

**III. Open Forum**

- a. Possible recoup of funds expended to improve the Brownbelt was briefly discussed. This item may be brought up at future Board Meetings for consideration.
- b. Trash service was discussed and recycle services were clarified

**IV. Verification of Annual Meeting Notice:**

- a. The Notice of the Annual Meeting was provided and verified. A total of eight (8) homes were represented either in person or by proxy, so a quorum of homeowners was not obtained.

**V. 2008 Budget Presentation & Ratification:**

- a. The proposed 2008 Operating and Reserve Budget was presented for approval. A report of the current state of accounts receivable revealed a total of 11 home currently in foreclosure process relating to \$8887 in past due accounts. Current cash balance of \$31,535 was reported for the Operating Account.
- b. Questions on the budget were discussed, and the budget was submitted for a vote.
- c. According to the Bylaws, a quorum is not needed at a meeting to ratify the budget, and due to the fact that there was no opposition to the budget, the 2008 Operating and Reserve Budget was duly ratified. Annual Assessments will remain at \$320 for 2008.

**VI. Board Member Election**

- a. Two homeowners volunteered, and were officially elected into the vacant Board Member Positions. Tracie Zakavec and Kevin Gray will serve 3 year terms, which will expire 11/2010.

**VII. Covenant Enforcement Review**

- a. Homeowners were reminded that trailers are only permitted to be parked or stored within the community for loading and unloading purposes, for a maximum of 72 hours.
- b. Everyone was also reminded that any changes to the exterior of the property requires an approved DRC Application prior to any work being performed.

**VIII. Update on Merger Process**

- a. A brief update was given on the potential merger with Sunridge HOA. Continued efforts will be made in the upcoming year, with hopes of finalization mid year 2008.

**IX. Area Development Discussion**

- a. A general informative discussion was held on the development in the surrounding area.

**X. Adjournment:** The meeting adjourned at 7:35 PM.

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SIGNED

DATE