

**Westview at Booth Farms Community Association
Board Meeting**

February 26, 2007 at 6:30 PM – Jeff Jurgena’s Home 10751 Cola Mine St

Board Members Present:

Jeff Jurgena, Gary Killcoyne, Kevin Communal, Faith Gutierrez, Wendy/Kevin Gray

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order by Travis at 6:23 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. Kelly Morgan, who is running for the city council, gave a brief presentation to the Board.

III. Previous Minutes:

- a. The Minutes of the Board Meeting and Merger Meeting held on 01/22/08 were approved as written.

IV. Old Business:

- a. The Brownbelt conversion is still underway. Nothing new to report at this time, but Jeff or Faith will attempt to attend the next parks and trails meeting at the City.
- b. The merger with Sunridge was discussed. All of the documents distributed to date have been approved by the Westview Board. A discussion of the fence specification was held. Per the Attorney, the perimeter fencing is the sole responsibility of the adjacent lot owner, and it is recommended that a policy be adopted to specify the fence materials acceptable. Foster Management will attempt to write up a set of fence guidelines to be reviewed and approved by the Board in the coming weeks. A meeting date of March 18th was tentatively set for the final merger meeting with both Boards.

V. New Business:

- a. A brief overview of the current status of January Assessment collections resulted 25 accounts past due on the July Assessment, 16 accounts more than one assessment past due, and 5 accounts currently with an attorney. Total receivable as of today is \$20,737.20.
- b. Current homes for sale and foreclosures were discussed. 16 homes are currently in the foreclosure process, and 19 homes are actively on the market for sale.
- c. The newsletter draft distributed was approved for distribution.
- d. The 2007 Income Tax Returns have been completed, and were signed for submission to the IRS.
- e. The concept of earmarking a portion of the reserve funds for future improvements in the Brownbelt Park or on the “Noble Lots” was discussed, with nothing decided at this time.
- f. A policy to collect 12 months of assessments from homeowners at closing will be presented to the Board for review.

VI. Financial Report:

- a. January Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed. Late fees for the Noble Lots were approved to be abated.
- c. Covenant Violations were discussed. The fine for 5890TND is to be reversed.
- d. DRC Applications were briefly discussed.
- e. The Manager’s Actions were ratified.

VII. Meeting Dates:

- a. The Next Meeting will be held Tuesday March 25th at 6:30PM at 5927 Scenic Ave.
- b. The Merger meeting will be confirmed for 3/18/08 at the Perfect Cup Meeting Room.

VIII. Adjournment: The meeting adjourned at 8:31 PM.

SIGNED

DATE