

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

April 22, 2008 at 6:30 PM – Gary Killcoyne's Home 5778 Scenic Ave

Board Members Present:

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

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order by Jeff at 6:40 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. One homeowner was present, who discussed the need for landscaping along Cimmarron Street. The item was discussed by the Board, along with the review of an initial bid for the installation of rock by CoCal, resulting in the request for additional bids, and a notification of landscaping requirements being sent to the homeowners, along with the potential of the cost of the landscaping being charged back to the homeowner.

III. Previous Minutes:

- a. The Minutes of the Board Meeting held on 03/25/08 were approved as written.

IV. Old Business:

- a. The Brownbelt conversion is still underway. Nothing new to report at this time, other than the distribution of top soil in the brownbelt by the City in recent weeks.
- b. The merger with Sunridge was discussed. The Unanimous Consent of Merger by Westview was signed. Plans for the upcoming BBQ and Library Meeting were discussed with the Library meeting plan complete and BBQ plans underway. BBQ information was previously distributed via email. Members are to contact Charley Frese to offer their services. A previous email vote that approved a budget of \$1000 towards the cost of the BBQ was confirmed.
- c. It was reported to the Board that the ARC Application for 5900THS has been received, reviewed, and accepted. Payment of the delinquent balance was received, therefore the account is currently in good standing with the Association.
- d. The process of reviewing potential lawyers for the Association is underway, and candidates will be presented to the Board at the next regularly scheduled meeting.

V. New Business:

- a. A brief overview of the current status of January Assessment collections was skipped due to an oversight by Foster Management in preparing the information.
- b. Landscaping of the strip along Cimmarron was covered previously in the Open Forum.
- c. The Update on the Merger BBQ was covered previously in the Old Business.
- d. It was reported to the Board by Foster that the Management Agreement expires 6/15/08, but that until the merger is decided, that it was no use to prepare a new management agreement. The Board agreed, and eluded that a management agreement would be agreed upon at the outcome of the merger vote.

VI. Financial Report:

- a. March Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were briefly discussed.
- c. Covenant Violations were discussed.
- d. DRC Applications were briefly discussed and approved by the Board.
- e. The Manager's Actions were ratified.

VII. Meeting Dates:

- a. The next Merger Meeting will be held May 1st from 4-8pm at the Library
- b. The BBQ in the park will be held Saturday May 17th from Noon-4:00pm
- c. The Next Board Meeting will be held Tuesday May 27th at 6:30PM at a location TBD.

VIII. Adjournment: The meeting adjourned at 7:37 PM.

SIGNED

DATE