

NELSON FARM HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526

September 13, 2011 6:30pm

Present were:

Board members: Glenn Gray, Mark Remmers, Mark Pfaffinger and Asad Aziz. Joseph Harmon, Mark Higgins and Tom Siconolfi were absent. Trey Carroll (Broker Associate | Senior Manager) with Colorado Association Services (CAS) was also present as was Torrey Thomas with Edge Concrete.

Call to Order/Quorum:

The meeting was called to order at 6:36pm by Glenn Gray and a quorum was declared present.

Edge Concrete Review:

Torrey Thomas with Edge Concrete discussed concerns relating to the failed expansion joint caulking installed in the spring of 2011 and concerns with the concrete pool deck. Torrey explained that there are voids below the deck and adjacent to the sidewalls of the pool where the backfill sand has settled and that are causing the expansion joint caulking to fail. Torrey also advised that negative drainage grade conditions on the concrete pool deck are the biggest problem. Following discussion, Torrey agreed to provide the Association with the manufacturer's specifications for the expansion joint caulking that was used and also agreed to provide quotes for partial and complete concrete pool deck replacement. The Board thanked Torrey for his time and the information provided and Torrey then excused himself from the meeting.

Members Forum:

None present.

Approval of Minutes:

A motion to approve the online meeting minutes from June 21, 2011 was made by Asad Aziz and seconded by Mark Remmers. The motion was unanimously approved as presented. The motion carried.

Financial Review:

Trey Carroll (CAS) presented a financial review based on the July 31, 2011 reconciled financial report (inclusive of legal fees owed by the Membership relating to collection proceedings (\$104.00), and incurred by the Association, since the last Board Meeting). The financial review based on the July 31, 2011 reconciled financial report was unanimously accepted as presented.

Covenant Enforcement Review:

Trey Carroll (CAS) presented the Board with an overview of current covenant enforcement concerns.

Old Business:

Common area tree maintenance

Trey Carroll (CAS) provided an opinion from Davey Alpine Tree regarding the two common area pine trees that were previously treated for pine beetles advising that the trees do not require any further treatment at this time. The opinion also included a quote for pruning several deciduous trees. Trey Carroll (CAS) advised that the tree maintenance budget for the current fiscal year has already been expensed and the Board chose to table the quote until 2012.

New Business:

Board Member vacancy appointment

A motion to approve the appointment of Tom Siconolfi to fill the Board Member position vacated by Bret Ellis was made by Asad Aziz and seconded by Mark Remmers. The motion was unanimously approved as presented. The motion carried. Tom Siconolfi was unable to attend the Board Meeting due to a previously scheduled engagement.

Board Treasurer vacancy appointment

A motion to approve the appointment of Mark Pfaffinger to fill the Board Treasurer position vacated by Bret Ellis was made by Mark Remmers and seconded by Asad Aziz. The motion was unanimously approved as presented. The motion carried.

Architectural Review Committee (ARC) appointments

A motion to approve the appointments of Mark Remmers and Asad Aziz to the Architectural Review Committee (ARC) was made by Mark Pfaffinger and seconded by Glenn Gray. The motion was unanimously approved as presented. The motion carried.

Concrete pool deck repairs

The Board agreed to table discussion of the concrete pool deck repairs pending further review and research.

Pool lights repairs

The Board agreed to table discussion of the pool lights repairs pending further review and research.

Pool chairs repairs

Mark Remmers and Glenn Gray agreed to perform repairs on the pool chairs as needed.

Backup pool canvas awnings

The Board agreed to table discussion of purchasing backup pool canvas awnings until 2012.

Pool house repairs

The Board agreed to table discussion of needed pool house repairs including, but not limited to, the bathroom floors and benches and the women's room door, pending further review and research.

Tennis court bench

The Board agreed to discard the dilapidated bench on the west end of the tennis courts.

Next Meeting:

The next Board of Directors Meeting will be held on Tuesday November 8, 2011 at 6:30pm. The meeting will be held at the offices of Colorado Association Services.

Adjournment:

There being no further business, Asad Aziz made a motion for adjournment and was seconded by Mark Pfaffinger. The motion carried and the meeting adjourned at 8:40pm.

Respectfully Submitted,

Trey Carroll [CMCA®](#) [AMS®](#)

Broker Associate/Senior Manager

Colorado Association Services [AAMC®](#)