

NELSON FARM HOMEOWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

Shepardson Elementary School – 1501 Springwood Dr. Fort Collins, Colorado 80525

March 6, 2012 6:30 pm

Present were:

Board Members: Glenn Gray (President), Mark Higgins (Vice President), Mark Pfaffinger (Treasurer), Asad Aziz (Secretary), Mark Remmers and Tom Siconolfi. Board Member Joseph Harmon was absent. There were fifty-four (54) Members present (including Board Members) in person and by proxy (per sign in sheet). Trey Carroll (Senior Manager) and Kieley Wilson (Manager) with Colorado Association Services (CAS) were also in attendance.

Call to Order/Quorum:

The meeting was called to order at 6:35pm by President Glenn Gray and a quorum was declared present.

Introductions:

Board President Glenn Gray introduced himself as did Board Members Mark Higgins (Vice President), Mark Pfaffinger (Treasurer) Asad Aziz (Secretary), Mark Remmers and Tom Siconolfi. Trey Carroll and Kieley Wilson with CAS were also introduced and thanked the Association for their continued business.

Splash Pool Services:

Glenn Gray advised that Splash Pool Services was contracted for three years (through 2013) with locked in pool management pricing. Board President Glenn Gray then offered the Membership in attendance an opportunity for feedback regarding Splash Pool Services and the feedback provided was positive overall. A concern regarding swim lessons interfering with open pool hours was mentioned and Trey Carroll (CAS) agreed to forward the concern to Splash Pool Services for review.

Approval of Minutes:

A motion to approve the 2011 Annual Meeting Minutes was made and seconded from the floor. The 2011 Annual Meeting Minutes were unanimously approved as presented. The motion carried.

Swim Team Report:

Mark Higgins commented on the Nelson Farm Swim Team and advised the team has been upgraded from Category 2 to Category 3 status due to their success in 2011 and advised the team's membership is limited to a maximum of fifty (50) swimmers (ages 6 to 18).

Reserve Study Report:

Mark Higgins presented an overview of the reserve study contracted for in 2009 (Bornengineering), discussed the benefits realized by purchasing the reserve study and advised that a reserve study update will most likely be contracted for in fiscal year 2013/2014 due to several capital replacement projects being completed since the original study was completed in 2009. Several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS).

Treasurer's Report and Financial Review:

Mark Pfaffinger presented a financial report and discussed the 2012/2013 fiscal year budget reflecting an assessment increase to \$345.00 per Lot in an effort to continue proper reserves funding (the Association's reserve study indicates periodic 5% assessment increases will be adequate to avoid any future special assessments). Discussion relating to various line items and capital expenditures ensued and several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS). The fact that Nelson Farm is unique in providing access to a private pool and tennis courts as an added benefit of the annual assessment was also discussed as specifically relating to the potentially positive impact on Members' property values.

Pool Report:

Glenn Gray presented a pool report and discussed drainage improvements, expansion joint caulking failure, pool house improvements, removal of the existing diving board that is damaged beyond repair and the concrete pool deck replacement currently underway. Discussion relating to the concrete pool deck replacement, potential pool plumbing and electrical conduit replacement, removal of the diving board and the cost of the related capital reserve expenditures ensued and several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS).

Tennis Courts Report:

Glenn Gray presented a tennis courts report and discussed the good existing condition of the courts surface and fact that the existing cracks on the courts are there by design as expansion joints and do not pose a trip hazard. Tennis net maintenance, the existing storage cabinet and removal of the dilapidated bench were discussed and it was agreed by the Membership that the current condition of the tennis courts is excellent.

Grounds Maintenance/Common Areas Report:

Glenn Gray presented a grounds maintenance report and discussed tree removals, pool drainage improvements, parking lot concrete repairs, pool repairs and maintenance, residing of the pool house, bathroom floors replacement, common area irrigation concerns and pest control.

Website Report:

Glenn Gray presented a website report and discussed how to register on the site, the resources available on the site and strongly encouraged the Membership to register on the site as it remains an underutilized communication tool for the community. Trey Carroll (CAS) fielded several questions from the floor and commented on the value of the website in providing publication of the Association's governing documents, meeting minutes and financial reports as required by the State of Colorado. The possibility of a Member of the Association potentially managing the community website (in the interest of cost savings) was also brought up from the floor and discussed.

Election of the Board of Directors:

Board Member Mark Pfaffinger offered his continued services as a Board Member and Barb New volunteered her services from the floor. A motion to approve the election by acclamation of Board Members Mark Pfaffinger and Barb New for three year terms on the Board of Directors was made and seconded from the floor. The election by acclamation was unanimously approved as presented. The motion carried.

Membership Forum:

A potential Earth Day (April 22, 2012) neighborhood open space cleanup effort was discussed and it was agreed that fliers announcing the same will be placed at mailbox kiosks. Members were also encouraged to contact Colorado Association Services (CAS) at any time with any concerns or questions they may have. The Membership then thanked the Board for their continued service and diligence.

Adjournment:

There being no further business, a motion to adjourn was made and seconded from the floor. The motion carried and the meeting adjourned at 8:06pm.

Respectfully Submitted,

Trey Carroll [PCAM®](#) Broker Associate
Director of Maintenance | Senior Manager
Colorado Association Services [AAMC®](#)