

NELSON FARM HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526
May 15, 2012 6:30pm

Present were:

Board Members: Glenn Gray, Mark Higgins, Mark Pfaffinger, Asad Aziz and Tom Siconolfi. Mark Remmers and Barb New were absent. Trey Carroll (Senior Manager) and Todd Larson (Branch Manager) with Colorado Association Services (CAS) were also present.

Call to Order/Quorum:

The meeting was called to order at 6:30pm by Glenn Gray and a quorum was declared present.

Members Forum:

Board Member Mark Higgins presented a proposal on behalf of Member Chuck Hubbling and the Nelson Farm Swim Team. The Nelson Farm Swim Team would like to install an awards cabinet and informational bulletin board in the space located between the locker rooms at the pool house, as well as a security gate to protect the same. The Board advised that they are happy to consider the proposal once the same is received in writing detailing the specifications of the installation. Mark Higgins also asked if there was any objection to the Nelson Farm Swim Team Membership being increased to approximately sixty (60) members. There was no objection.

Approval of Minutes:

A motion to approve the draft meeting minutes from January 25, 2012, March 1, 2012 and March 6, 2012 was made by Mark Higgins and seconded by Asad Aziz. The motion was unanimously approved as presented. The motion carried.

Financial Review:

Trey Carroll (CAS) presented a financial review based on the March 31, 2012 reconciled financial report (inclusive of legal fees owed by the Membership relating to collection proceedings (\$379.00), and incurred by the Association, since the last Board Meeting). The financial review based on the March 31, 2012 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:

Pool projects

- The concrete pool deck replacement project is nearing completion and the Board expressed satisfaction with the process.
- The landscape improvement project related to the concrete pool deck replacement project is also nearing completion and the Board expressed satisfaction with the progress of that project as well.
- A landscape walkthrough will be scheduled with Valley Crest for the week of May 21st to review irrigation concerns.
- The concrete west of the pool house will be replaced by Havana Construction in the coming weeks.
- The bike racks will remain in their current locations.
- The locker rooms will be power washed and painted before the pool opens Memorial Weekend.
- Racks with coat hooks and shower curtains will be installed in the locker rooms before the pool opens Memorial Weekend.
- Lockers will be mounted in the guard room before the pool opens Memorial Weekend.
- Discussion regarding replacement of the women's locker room door was tabled.

Vehicle storage variances

The Board discussed vehicle storage and variance requests relating to the same. Trey Carroll (CAS) advised that he will continue to use his best judgment regarding requests for variances relating to vehicle storage for durations longer than the governing documents allow and will provide variance approvals as have been agreed to by the Board in the past. For any variance request longer than two weeks, Board approval of the same will be requested by CAS.

New Business:

Newsletter

Board President Glenn Gray provided updated newsletter content and Trey Carroll (CAS) agreed to request a newsletter proof for Board approval. Once approved, both the Nelson Farm newsletter and Splash Pool Services newsletter will be mailed to the Membership prior to Memorial Weekend. It was also agreed that the pool and tennis courts gate codes for 2012/2013 will remain the same as in 2011/2012.

Community Website

Trey Carroll (CAS) confirmed that, at the Board's request, the Nelson Farm Associa Community Website will be cancelled effective 6/1/2012 and that the new Nelson Farm website (www.nelsonfarmhoa.com), which will be managed by Board President Glenn Gray, is now active.

Shepardson Elementary 'Odyssey of the Minds' Program donation request

The Board discussed a request for a donation from the Association to the Shepardson Elementary 'Odyssey of the Minds' Program and it was decided that the donation cannot be approved as the Board cannot set a precedent for approving requests for donations to projects requested by individual Members, and not by the Membership as a whole.

Lemay and Springwood Parkway Maintenance Agreement

Trey Carroll (CAS) provided the Board with a copy of the Lemay and Springwood Parkway Maintenance Agreement (that he recently was provided a copy of) which outlines the agreement entered into between the City of Fort Collins and the Association in October of 2002.

Online Assessment Payments

The question was posed as to whether or not online assessment payments could be made and Trey Carroll and Todd Larson (CAS) advised that online assessment payments can be made via the CAS website (www.associacolorado.com) and that a convenience fee applies if a Member chooses to pay online via credit card.

Next Meeting:

The date of the next Board of Directors Meeting is to be determined at a later time. 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 Tom Siconolfi. The motion carried and the meeting adjourned at 8:40pm.

Respectfully Submitted,

Trey Carroll PCAM® Broker Associate
Director of Maintenance | Senior Manager
Colorado Association Services AAMC®