

NELSON FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526
January 24, 2013 6:30pm

Present were:

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

None present.

Approval of Minutes:

A motion to approve the draft meeting minutes from September 17, 2012 and December 3, 2012 was made by Asad Aziz and seconded by Tom Siconolfi. The motion was unanimously approved as presented. The motion carried.

Financial Review:

Trey Carroll (CAS) presented a financial review based on the November 30, 2012 reconciled financial report (inclusive of legal fees owed by the Membership relating to collection proceedings (\$150.00), and incurred by the Association, since the last Board Meeting). The financial review based on the November 30, 2012 reconciled financial report was unanimously accepted as presented.

Collection and Covenant Enforcement Review:

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

Old Business:

Asphalt quotes

Trey Carroll (CAS) presented three (3) pool/tennis courts parking lot asphalt quotes for Board review. Following discussion, the Board tabled the item until 2014.

Google Group messaging

The Board discussed the newly setup Google Group messaging forum that has been put in place to comply with the records retention requirements relating to Colorado House Bill 1237 and agreed upon proper protocols for using the messaging group.

New Business:

Reserve Study review

Trey Carroll (CAS) presented a reserve study review based on the January 28, 2010 Reserve Study. Capital replacement items identified in the Reserve Study for fiscal years 2011/2012, 2012/2013 and 2013/2014 were discussed as well as actual reserve expenditures in fiscal years 2011/2012 and 2012/2013. The Board also agreed that the topic of purchasing a Reserve Study update will be tabled until 2014.

2013/2014 proposed budget draft

Trey Carroll (CAS) presented the Board with a proposed 2013/2014 budget draft reflecting no increase in assessments. Following discussion, a motion to approve the proposed 2013/2014 budget draft (with changes noted during discussion) reflecting no increase in assessments was made by Mark Pfaffinger and seconded by Asad Aziz. The motion was unanimously approved as presented. The motion carried.

2013 Annual Membership Meeting date

The Board agreed that the 2013 Annual Membership Meeting will be held at Shepardson Elementary on either March 12, 2013 or March 26, 2013. Trey Carroll (CAS) agreed to contact Poudre School District to reserve Shepardson Elementary once a date for the meeting is agreed upon.

Board of Directors Membership and Leadership review

The Board discussed the fact that Glenn Gray's and Mark Higgins' terms are expiring and the requisite need for new Board Members. The Board agreed to attempt to recruit new Board Members prior to the Annual Membership Meeting, and to discuss the result of their efforts at the next Board Meeting (to be held prior to the Annual Membership Meeting).

Landscape Maintenance review

Trey Carroll (CAS) advised that Valley Crest indicated they will perform the fall cleanup (that they failed to complete per the contract at the pool/tennis courts) on Friday January, 25, 2013, and that Valley Crest had offered the Association a \$400.00 credit towards enhancements to make up for their failure. The Board directed that Valley Crest be contacted and asked to instead provide a check for reimbursement as opposed to the credit towards enhancements, and Trey Carroll (CAS) agreed to forward the Board's request to Valley Crest.

Next Meeting:

The next Board of Directors Meeting will be held on Thursday February 28, 2013 (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 Higgins. The motion carried and the meeting adjourned at 8:25pm.

Respectfully Submitted,

*Trey Carroll PCAM® Broker Associate
Senior Manager / Director of Maintenance
Colorado Association Services AAMC® - An Associa® Company*