

Nelson Farm Homeowner's Association Board of Directors Meeting

Date: August 12, 2013

Time: 6pm – 7:30pm – Met at Nelson Farm Pool

Attendees: Asad Aziz, Tom Siconolfi, Harvey Hotto, Barb New

Items Discussed

The motion was made to start the meeting by Harvey Hotto and seconded by Asad Aziz. The motion was passed. The meeting was declared started and the required quorum was present.

The plastic cover covering the picnic table contains numerous holes and will need to be replaced for the 2014 pool season.

Tom and Harvey reviewed the updates in the Pool Equipment Room – new disconnect. Old existing disconnect failed and was replaced. The replacement pump motor was installed and Jon Cassidy (Splash) will take the old pump motor to be evaluated with regards to its condition and possibility to be used as a back-up pump motor in the future. Jon will update the Board when this evaluation is complete. The other electrical repairs, new outlets, light fixtures, grounded outlets were all reviewed.

The Nelson Farm Swim Team was hosting a pool party while Board was meeting. Mark Higgins took time to explain the three options for a gate to be installed at the alcove entrance to the restrooms and storage room. He will continue to get pricing for the three options and present them to the Board at our next meeting.

Mark Higgins advised the Board that the entrance gate will open if tugged hard despite the locking mechanism. Board will investigate this further.

The tenants from 1531 Centennial, Tom & Katie Fahrenbruch, were present while the Board was in the pool area. After introducing themselves, they stated they are in the process of attempting to purchase the home they are currently renting located at 1531 Centennial and probably won't be complete with the purchase until February of 2014. They requested, even though the current homeowner, their landlord advised them that he is in arrears of paying past homeowner dues that the Board consider some option for pool access so their daughter could participate in swim lessons in preparation to sign up on the Nelson Farm Swim Team for Summer 2014. The motion was made by Harvey Hotto to offer the tenants a one time, one month (1/12th) membership for the pool access at \$29.00 with a one-month maximum. If they proceed to purchase the home, the \$29 fee would be credited to their next year dues. The motion was seconded by Asad and the Board voted to approve this action. Barb will call Briana Lasher at Associa to contact the Tenants to extend this offer to them.

The Board then toured the tennis courts. It was decided that the Board would consider at the next Board Meeting the resurfacing proposal submitted by Evergreen Tennis Courts for the 2014 Season

along with wind screen replacement on the West side and remove the torn wind screen on the East side. The Board will evaluate if wind screens are needed on the East side in this improvement.

Amy Cassidy @ Splash requested the Board consider replacing the radio that was stolen out of the guard's office on the recent break-in that occurred at the pool on 7/9/13. As a goodwill offer, the motion was made by Asad for the Nelson Farm HOA to replace the radio and the Swim Team's bullhorn which were stolen. The motion was seconded by Harvey Hotto and was approved by the Board. Barb will call Briana Lasher @ Associa to advise her of the Board's decision.

The motion was made to adjourn the meeting and seconded by Asad. The motion was approved and the meeting was adjourned at 7:30pm.