

**NELSON FARM HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES**  
1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526  
February 28, 2013 6:30pm

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**Present were:**

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

**Call to Order/Quorum:**

The meeting was called to order at 6:31pm 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 January 24, 2013 was made by Tom Siconolfi and seconded by Mark Higgins. The motion was unanimously approved as presented. The motion carried.

**Financial Review:**

Trey Carroll (CAS) presented a financial review based on the December 31, 2012 reconciled financial. The financial review based on the December 31, 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.

**Business:**

**Pool diving board/slide review**

The Board discussed and agreed that the topic of purchasing a diving board and/or slide will be tabled until at least 2014 as funds are not available to purchase the same at the present time.

**Pool ADA compliance review**

The Board discussed the topic of ADA (American with Disabilities Act) compliance requirements as relating to the pool and agreed that until such time that the US Department of Justice provides a clear outline of what the Association is/is not required to do in regards to ADA compliance, no further action will be taken.

### **March 12, 2013 Annual Membership Meeting agenda review**

The Board discussed the March 12, 2013 Annual Membership Meeting agenda in detail and agreed upon which Board Member will present each agenda item.

### **Board of Directors Membership and Leadership review**

The Board discussed potential candidates for the two (2) Board vacancies, leadership responsibilities for the new Board of Directors and what role Board President Glenn Gray will play once he steps down from the Board of Directors.

### **Tennis courts wind screens review**

Trey Carroll (CAS) provided pricing for various sizes of tennis courts wind screens and Board Member Barb New agreed to measure the screens that require replacement and provide that information to Trey Carroll (CAS) in order that he can procure an accurate quote.

### **Common Area tree maintenance review**

Trey Carroll (CAS) agreed to contact Davey Alpine and schedule a time to meet them and Glenn Gray onsite to determine which common area trees require attention.

### **Next Meeting:**

The next Board of Directors Meeting will be held immediately following the Annual Membership Meeting on Tuesday March 12, 2013 (6:30pm). The meeting will be held at Shepardson Elementary – 1501 Springwood Drive Fort Collins, CO 80525.

### **Adjournment:**

There being no further business, Tom Siconolfi made a motion for adjournment and was seconded by Mark Higgins. The motion carried and the meeting adjourned at 8:00pm.

Respectfully Submitted,

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