

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

October 7, 2013

CALL TO ORDER

The Board of Directors meeting was called to order at 6:30 p.m. at the office of CAS. Board Members in attendance were Barb New, Mark Remmers, Thomas Siconolfi, and Harvey Hotto. Asad Aziz and Mark Pfaffinger were not in attendance. A quorum of the Board was established. Briana Lasher, CMCA® was present representing Colorado Association Services, AAMC®.

OPEN FORUM

No Homeowners were present at the Meeting.

MEETING MINUTES

A motion to approve the draft meeting minutes from June 24 and August 12, 2013 was made by Harvey Hoto and seconded by Mark Remmers. The motion was unanimously approved as presented. The Motion carried.

FINANCIAL REVIEW

The Balance Sheet; Income and Expense Statement and Delinquency report were reviewed by the Board and all questions or concerns were addressed.

ASSOCIATION BUSINESS

The Board requested an update on replacing the items that were stolen from the guard room over the summer. Briana Lasher stated that the swim team and Splash would need to purchase the items and submit a receipt to be reimbursed. Splash has been taken care of and Briana will contact the swim team to inform them of the process.

Brian's Electric has been working on the electrical problems at the swimming pool. The only thing the Board is waiting on is the Electrical Panel Index. The Board asked Briana to contact Brian's Electric and see where they are at with that. The Board has not seen an invoice for the work that has been completed; they asked the Briana also inquire about the bill.

The Board discussed account 124-3044 regarding the dead tree, over grown bushes and deteriorating driveway. Briana Lasher is going to call the City to see what they might be able to do regarding the tree and the bushes. Ms. Lasher will also look into seeing if the property is vacant and contact the attorney to see what the next steps could be.

The Board also discussed account 123-9760 regarding the response to their painting violation. The Board did agree that the letter should state more clearly that an owner needs to correct or respond by the deadline not necessarily have the work complete by the deadline. They believe this will help clear things up for future violations. Barbara would like to send a thank you for complying letter to the owner and send them the information regarding the Design Review process for future improvements.

Tom Siconolfi updated the Board on the pool lights that he and Harvey repaired. The lights had come loose and were hanging. Tom stated that the lights are attached by a tap on the bottom and a screw on the top. The lights need to be tightened ever so often to stay secure.

Barb New brought up the kiddie pool gate. The gate seems to be rusting out and needs to be repaired. Mark Remmers stated that the tennis court gate and the coral gate also need to be looked at. The Board

asked Briana Lasher to meet with Distinctive Welding and have them bid out the repairs. These repairs will take place before the pool opens in 2014.

The Board discussed Mark Higgins request to install a locking gate at the entrance of the bathroom area. They would like to have Mr. Higgins present bids at the December meeting. The Board will then vote on the proposal to see if it is a project they are going to support.

Tom Siconolfi updated the Board on the spare pool motor. The motor has been rebuilt and the total cost was \$425.00. Jon Casady with Splash Pool Services picked the motor up and will deliver it to the pool. The Board elected to have the motor stored in the equipment room at the pool.

Looking ahead to 2014 the Board would like to replace the picnic table in the pool area and replace the fiberglass awnings that are cracked and broken. They are also going to have a work party to clean out the store room. They are going to ask Glenn Grey to post an announcement on the website and see if any other homeowners would like to help with the clean out.

Barbara New presented the bids from Renner and Evergreen for the resurfacing of the tennis courts. The Board discussed the bids and decided to table the vote until Asad Aziz and Mark Pfaffinger could participate in the vote. Barbara stated that she would send an email out and ask if the vote can be decided over email if it is a unanimous decision. At the meeting Barbara, Tom, Mark Remmers and Harvey all voted in favor of resurfacing the courts in 2014.

The Board reviewed Evergreen's 2014 landscape contract. The Board has been happy with the work they have done. Barbara stated that the Board should consult with Glenn to see what his thoughts were. Once they hear from Glenn the Board will vote on the contract.

Mark Remmers motioned to table the decision regarding animals that are allowed within the City limits. Harvey Hotto seconded and the motion carried unanimously.

NEXT MEETING

December 2, 2013 at 6:30 pm

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

At the direction of the Board, minutes were taken and transcribed by Briana Lasher, CMCA®, Community Manager for the Nelson Farm Homeowners Association, proudly managed by Colorado Association Services, AAMC®.