

Nelson Farm HOA Board Meeting

November 11, 2013 6:30pm

Location: Tom Siconolfi's residence.

Attendees:

- David Closson, Hindman Sanchez
- Neal Valorz, Hindman Sanchez
- Harvey Hotto
- Mark Pfaffinger
- Mark Remmers
- Tom Siconolfi
- Barbara New

Absent: Asad Aziz

The required quorum was present and the meeting was opened at 6:30pm.

David Closson and Neal Valorz from Hindman Sanchez introduced themselves and their respective positions at Hindman Sanchez to the Board.

At 6:37pm Executive Session began to discuss legal issues with regards to social memberships and receivership with legal counsel. At 7:21pm the Executive Session ended.

Collection Policies: Harvey Hotto inquired to make sure Nelson Farm was in compliance with an updated collection policy with recent Colorado requirements. Barbara New said she will contact Briana Lasher at Associated regarding this and report back to the Board.

Regatta Lane Social Membership: A motion was made by Mark Pfaffinger to accept the advice of Counsel and make a counter offer to the title company for final settlement of \$995 with the condition that the Homeowner remain a Social Member (no out). The motion was seconded by Mark Remmers and was unanimously voted in favor of.

Mark Remmers made a motion to request Hindman Sanchez (Counsel) to proceed to amend the Social Member's recorded documents with their legal descriptions in order to remove any ambiguity to C.R.S. 38.35.122 (3.5) to eliminate the potential of future questions or issues provided that the total cost will not exceed \$500.00. If the total cost is expected to exceed \$500.00, then Hindman & Sanchez is not to proceed at this time with the amendment and it will be re-addressed at the 12/2/13 Board Meeting. The motion was seconded by Harvey Hotto and approved by a unanimous vote by the Board.

Pool Security: It was discussed that the two wood gates on the West side of the pool house are in need of repair. The locking mechanism on the interior gate has detached and is no longer operational. The exterior gate at this location is also in need of repair. It was mentioned at previous Board meeting that the gate to the kiddie pool was beginning to show signs of becoming loose at the base. Harvey Hotto read a quote from Distinctive Welding that Briana obtained and included in an 11/6/13 email from Corey McCormick to Briana Lasher. The quotes were for the repair of the two wood gates on the West side, the gate to the kiddie pool, a new gate to the restrooms and storage closet area and the repair of the spring to the tennis court gate was reviewed. At this time, the Board is considering installing padlocks, that all lock with the same key to all gates and doors for now and in the near future (possibly in the Spring) review replacing doors and locks with new mechanisms. It was decided to table the decision until the 12/2/13 Board Meeting and try to obtain other fencing & gate quotes to present to the Board to compare pricing.

The meeting was adjourned at 8:00pm.

Respectfully submitted by

Barbara New, President.