

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

December 2, 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, Harvey Hotto and Asad Aziz. Mark Pfaffinger was 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.

Mark Higgins the Nelson Farm Swim Team Coordinator was present at the meeting. Mr. Higgins wanted to discuss the possibility of the Swim Team helping the Association place a gate to close off the bathroom area. The Team would like to place a trophy case in the area and would like the case protected. Mark stated that closing this area off would also allow for extra pool storage and provide a way to keep trespassers out of the bathrooms. Mark also presented the Board with the idea for the Swim Team purchasing a shed to store their blocks, flags, and other team items. They would like the shed to be stored in the pool area. Higgins stated that the Association could also use the shed to store items if they would like. The Board stated they would review the proposals and get back to Mr. Higgins.

Mark Higgins brought to the Boards attention the possibility of hosting the City Swim Meet at the Nelson Farm Swimming Pool. Hosting the meet would bring in around \$2,000-\$3,000 to the swim team. In order for Nelson Farm to host the meet the Association would need to move the fence out to the sidewalk, and move the sprinklers to accommodate the new fence line. The meet would bring around 700 cars to the neighborhood which would create a parking issue in the neighborhood. The event would also cause the pool to be closed for 3 days. Not only would there be a lot of road traffic, the Board discussed the amount of traffic that would be around the pool and on the turf. They feel this could cause damage to the lawn area. Opening the pool up to the City Meet would also mean that the Association would have to bring the facility up to code with the ADA. With all the improvements that would need to be made and the potential of damage to the area, the Board feels this could be a very costly event for the Association. After discussion Asad Aziz motioned to not host the City Meet. Tom Siconolfi seconded and the motion carried unanimously.

MEETING MINUTES

A motion to approve the draft meeting minutes from October 7 and November 11, 2013 was made by Asad Aziz and seconded by Tom Siconolfi. 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

With the new laws that were passed by the legislators in 2013 every Homeowners Association needs to update their Collection Policy. The Board met with Hindman Sanchez to discuss how the policy read. After the meeting the Board came up with a few changes they would like to see made to the policy. Briana Lasher stated she would send the changes to the Attorney. Asad Aziz motioned to accept the 2014 Collection Policy with the changes discussed at the meeting. Mark Remmers seconded and the

motion carried unanimously. Once the policy is revised Briana will send to the Board for a signature. The new policy will be posted on the website for all members to review.

Barb New proposed tabling the discussion of the Shed and Gate presented by Mark Higgins. The Board decided to add this to the agenda to the meeting to be held in January.

The Board will be meeting on Saturday December 7, 2013 at 10:00 am to clean up the pool area. The Board will have Glenn Grey post the information to the website so Community Members can help if they would like.

NEXT MEETING

January 22, 2013 at 6:30 pm

ADJOURNMENT

The meeting was adjourned at 8:45 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®.