

# NELSON FARM HOMEOWNERS ASSOCIATION

## ANNUAL MEMBERSHIP MEETING MINUTES

Shepardson Elementary School – 1501 Springwood Dr. Fort Collins, Colorado 80525

March 12, 2013 6:30 pm

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### **Present were:**

Board Members: Glenn Gray (President), Mark Pfaffinger (Treasurer), Asad Aziz (Secretary), Barbara New, Mark Remmers and Tom Siconolfi. Board Members Mark Higgins (Vice President) and Asad Aziz (Secretary) were absent. There were fifty-two (52) Members present (including Board Members) in person and by proxy (per sign in sheet). Trey Carroll (Senior Manager) with Colorado Association Services (CAS) and Jon Casady (Vice President) with Splash Pool Services were also in attendance.

### **Call to Order/Quorum:**

The meeting was called to order at 6:35pm by President Glenn Gray and a quorum was declared present.

### **Introductions:**

Board President Glenn Gray introduced himself as did Board Members Mark Pfaffinger (Treasurer), Mark Remmers, Tom Siconolfi and Barbara New. Trey Carroll (CAS) and Jon Casady (Splash Pool Services) were also introduced, and thanked the Association for their continued business.

### **Splash Pool Services:**

Jon Casady (Splash Pool Services) thanked the Board of Directors and Membership for their continued support and then offered the Membership in attendance an opportunity to provide feedback regarding their services, with the feedback provided bring positive overall. A few concerns were discussed regarding the portable stair system and swim team starting blocks being used by children, the main gate being propped open at times and consistent rules enforcement. Jon Casady thanked the Membership for their input and advised that all noted concerns will be addressed this season... The Board then congratulated Splash Pool Services regarding the fact that the Nelson Farm lifeguard group won the statewide lifeguard games held in Denver in 2012. Jon Casady (Splash Pool Services) then excused himself from the meeting.

### **Approval of Minutes:**

A motion to approve the 2012 Annual Meeting Minutes was made and seconded from the floor. The 2012 Annual Meeting Minutes were unanimously approved as presented. The motion carried.

### **Reserve Study Report:**

Mark Pfaffinger presented an overview of the reserve study contracted for in 2009 (Bornengineering), discussed the benefits realized by purchasing the reserve study and advised that consideration of a reserve study update will tabled for discussion in fiscal year 2014/2015. In light of several capital replacement projects that were completed in 2012. Several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS).

### **Treasurer's Report and Financial Review:**

Mark Pfaffinger presented a financial report and discussed the 2013/2014 fiscal year budget reflecting no assessment increase (remaining \$345.00 per Lot). Discussion relating to various line items and capital expenditures ensued and several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS).

### **Pool Report:**

Glenn Gray presented a pool report including discussion of the concrete pool deck replacement, pool plumbing and electrical conduit replacement and the removal of the diving board completed in 2012. Glenn Gray further advised that until such time that the Americans with Disabilities Act (ADA) provides

clarity regarding ADA compliance is received (as relating to the diving board, swim meets, etc.), no further action will be taken regarding purchasing a new diving board and/or slide (at a cost of +/- \$25,000.00). Several questions were then fielded from the floor by the Board of Directors and Trey Carroll (CAS).

### **Tennis Courts Report:**

Barbara New presented a tennis courts report and discussed the good existing condition of the courts surface and fact that the existing cracks on the courts are there by design as expansion joints and do not pose a trip hazard. Wind screen replacement, net maintenance, backboard maintenance, gate maintenance and Member Ed Kalin's offer to provide tennis lessons to the Membership were discussed and it was agreed by the Membership that the overall current condition of the tennis courts is excellent.

### **Grounds Maintenance/Common Areas Report:**

Tom Siconolfi presented a Grounds Maintenance/Common Areas report and discussion ensued regarding tree maintenance, parking lot maintenance, pool repairs and maintenance, bathroom plumbing maintenance, potentially moving the pool fence out to make more room inside the pool area, the potential for the installation of a concrete trail in the City of Fort Collins retention pond area between Waterford Lane and Corkwood Court, the potential impact(s) of new developments surrounding the community, curb replacement by the City of Fort Collins on Norwood Lane, common area irrigation concerns and the potential of a water audit, water restrictions, and the change in landscape maintenance contractor to Evergreen Landscape.

### **Website Report:**

Glenn Gray presented a website report and discussed how to register on the site (now managed by the Board of Directors and not CAS), the resources available on the site and strongly encouraged the Membership to register on the site as it remains an underutilized communication tool for the community.

### **Swim Team Report:**

Glenn Gray advised the Membership of the continued success of the Nelson Farm Swim Team.

### **Election of the Board of Directors:**

Member Harvey Hotto offered his service as a Board Member (via his wife Carol Hotto) from the floor. A motion to approve the election by acclamation of Member Harvey Hotto for a three year term on the Board of Directors was made and seconded from the floor. The election by acclamation was unanimously approved as presented. The motion carried. Outgoing Board Members Glenn Gray and Mark Higgins (absent) were thanked by the Membership for their valuable service.

### **Membership Forum:**

Further discussion regarding the potential for the installation of a concrete trail in the City of Fort Collins retention pond area between Waterford Lane and Corkwood Court ensued and a straw poll was taken to discern support for the project with approximately 20 Members present being in favor and approximately 4 Members present being opposed.

### **Adjournment:**

There being no further business, a motion to adjourn was made and seconded from the floor. The motion carried and the meeting adjourned at 7:58pm.

Respectfully Submitted,

*Trey Carroll* PCAM® Broker Associate  
*Director of Maintenance | Senior Manager*  
*Colorado Association Services AAMC®*