

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

October 20, 2014

CALL TO ORDER

The Board of Directors meeting was called to order at 6:43 p.m. at the office of CAS. Board Members in attendance were Barb New, Thomas Siconolfi and Harvey Hotto. A quorum of the Board was established. Leslie M. Ashford was present representing Colorado Association Services, AAMC®.

OPEN FORUM

There were no owners present at the meeting.

SWIM TEAM UPDATE

Mark Higgins was not present.

MEETING MINUTES

The Board reviewed the meeting minutes from the January 22nd. Barbara New stated her concerns about the minutes had not been addressed fully.

It was noted that during the January 22, 2014 meeting, the board authorized Hindman Sanchez to move forward with filing a collection only. In a subsequent email on January 31, 2014, Hindman Sanchez clarified that a Quiet Title case could cost more than \$40,000. Briana Lasher, Colorado Association Services confirmed by email on February 3, 2014 that additional charges could be incurred in the legal process. On February 11, former board member Asad Aziz confirmed by email to both Ms. Lasher and Hindman Sanchez, that the legal team was authorized only to pursue collections at that time and that any additional expenditures must first be approved by the board.

The board discussed these conversations in more detail and directed Leslie Ashford to ensure the email string is part of the records of the association.

The board reviewed meeting minutes from August 25, 2014. Thomas Siconolfi motioned to accept the minutes as presented. Harvey Hotto seconded and the motion carried unanimously.

FINANCIAL REVIEW

The September Financial Report was reviewed and questions addressed.

DELINQUENCIES

Each delinquency account was discussed in detail. The board directed Leslie Ashford to coordinate with the collection attorney Hindman Sanchez for an update on each collection account. Also, the board would appreciate more frequent communication from the attorney in these cases. Leslie Ashford reported that she would provide the board with an updates status of every account listed as "at Attorney".

ASSOCIATION BUSINESS

At 7:48pm Harvey Hotto motioned to go into executive session to discuss the status of resolution of mediation. Tom Siconolfi seconded and the motion carried unanimously.

At 8:12pm Harvey Hotto motioned to come out of executive session. Tom Siconolfi seconded and the motion carried unanimously.

Jennifer Mount, homeowner in the community, mentioned to the board that at one time, a discount was in place with Ram Waste for trash collection. The board directed Leslie Ashford to contact Ram Waste and confirm or reinstate this discount and then make the information available to the board to pass on to homeowners who may be interested.

Discussion of the Reserve Study was tabled for the next meeting.

A tree in the yard at 3343 Pepperwood Lane is dead and may be dangerous. It is a homeowner tree, but several notices have not generated results. Leslie Ashford will research self help options as well as proceeding with the enforcement policy.

NEW BUSINESS

Landscape – Mr. Siconolfi reported that Glenn Gray would forward a contract for Evergreen for the next 3 years with the same pricing locked in for the full term. After some discussion, Tom Siconolfi made a motion to accept the contract extension for 3 years. Barbara New seconded the motion which passed unanimously. Tom will ask Glen to forward the contract for signing.

Awning – An awning at the pool was damaged at the beginning of the season and repairs done by Splash Pools, because their crews were responsible for the equipment and are contracted to open the pool each spring. Additional information indicates that the damage was likely not caused by the life guards. A motion was made to reimburse Splash for \$45 for the cost of repairs. The motion was suly seconded and passed unanimously.

Wasps – Wasps were a problem at the pool this season. Tom Siconolfi recommended that the community hire Bug Eyes Pest Control for future wasp problems. Leslie Ashford was provided with the contact information for Bug Eyes.

Tennis Courts – Barbara New reported that new screens for the tennis courts have been ordered, but Evergreen has been directed to install them in the spring. The board directed Leslie Ashford to research the final cost and payment for these screens and where they are being stored until installation. The board also requested an accounting of the tennis court resurface project which wrapped up early in 2014. Finally, the board requested all warranty information for the resurface be retained for warranty issues.

1600 Waterford – The new homeowner requested information about installing a fence. The board directed Leslie Ashford to confirm whether an official ARC form was submitted for this project.

Pool Area Work – The board alerted Mrs. Ashford to work being done by Ryan at the pool. He is working on a time and materials basis on several projects at the pool. He will submit an invoice for the board's review once all work is complete.

Other pool work was mentioned for future consideration including: a) roof and door repairs which were damaged by hail; b) graffiti and paint on the pool fence that does not match and degrades the entrance to the pool; c) lockers needed for lifeguards to protect their belonging in the pool area.

Project List – Mr. Sicolnofi provided Leslie Ashford with a scope of other ongoing projects in the community for reference.

Inspections – The board confirmed with Mrs. Ashford that she will continue to perform inspections 2 times each month. Mrs. Ashford will continue to include pictures of violation with letters to homeowners.

NEXT MEETING

The next meeting will be held in December at CAS. Leslie Ashford will coordinate a date that will work for all Board members.

ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

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