

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

January 22, 2014

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, Asad Aziz and Mark Pfaffinger. 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.

Neal Valorz from HindmanSanchez was in attendance to discuss the Associations Social Memberships. The Board is dealing with an owner who would like to opt out of the Social Membership. HindmanSanchez is representing the Association and does not feel it is in the Association best interest to agree with the owner's request. Asad Aziz motioned to authorize HindmanSanchez to move forward with the collection case only at this time. With the understanding that the legal team will keep the Board informed of key decisions in the process and there will be subsequent decisions the board will need to take to authorize a response if the plaintiff chooses to file a "quiet title" action in District Court. Mr. Valorz indicated that the cost of such an action could be between \$4,000 and \$5,000. The Board also wants to make sure that they have a chance to discuss and approve the significant expenditures that may be associated with District Court proceedings. Mark Remmers seconded and the motion carried unanimously. Mr. Valorz will keep the Association informed when there is an update. Briana Lasher will forward Mr. Valorz an updated ledger stating what the owner owes the association.

MEETING MINUTES

A motion to approve the draft meeting minutes from December 2, 2013 was made by Asad Aziz 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 of Directors reviewed the 2014-2015 budget presented by Briana Lasher. The Board is going to hold a meeting to review all line items. Once the budget is reviewed the Board agreed to send Briana the revisions by March 12, 2014 in order to get the budget out to the community before the Annual Meeting.

It was recommended by Associa for the Board to get an updated Reserve Study done in 2014. Mark Pfaffinger stated that he would put together a spread sheet that the Board could follow for capital improvement projects. The Board hopes that this could work along side the current reserve study.

The Board discussed the 2014 Landscape contract and the 2014 Pool Contract. Asad Aziz motioned to accept Evergreen Landscape contract for the 2014 season. Mark Remmers seconded and the motion carried unanimously. Asad Aziz motioned to accept a three year contract with Splash Pool Services. Mark Remmers seconded and the motion carried unanimously. Briana Lasher stated that she would inform both vendors that their contracts were accepted.

Briana Lasher brought to the Board attention that the Pool Parking lot is scheduled to be resurfaced in 2014. The Board discussed the resurfacing project and decided that they would table the project until 2015. They will work on planning for the project after bids are collected in 2014.

The Board discussed the offer that Mark Higgins, swim team coordinator, presented to the Board in December for a gate and a shed in the pool area. Asad Aziz motioned to have the Swim Team present the Board with the shed they would like to install and to continue talks so that the shed could be in place by spring. Mark Remmers seconded and the motion carried unanimously. Asad Aziz then motioned that the Board will not move forward with the Gate by the bathrooms that the swim team proposed. Mark Remmers seconded and the motion carried unanimously. Briana Lasher will contact Mark and let him know what the Boards decision is regarding the gate and the shed.

The Board reviewed the Bid provided by Home and AV Rescue, LLC to repair and replace damaged fence around the pool and tennis court areas and also repair the shed by the tennis courts. Tom Siconolfi stated that he would call Ryan and have him clarify the bid. Asad motioned to give Tom the green light to approve the gate repair as long as the total cost does not exceed \$1,000.00. Harvey Hoto seconded and the motion carried unanimously.

NEXT MEETING

Monday March 25th at 6:30 pm at CAS
Annual Meeting is Thursday March 27th at 6:45pm at Shepardson Elementary School

ADJOURNMENT

The meeting was adjourned at 8:35 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[®].