

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

July 28, 2015

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Harvey Hotto, President, at 6:36pm at Associa Colorado, 1063 West Horsetooth Road, Suite 100, Fort Collins, CO 80526. Board Members in attendance were Marshall Flug, Harvey Hotto, Ben Belt, Joe Dowdy, Ling Stewart and Dan Knab. A quorum of the Board was established. Jillian Weaver, CMCA® was present from Colorado Association Services, AAMC®.

OPEN FORUM

Owners present were Etirsa Gamez-Garcia and Brenda and Mark Kosmos. Etirga Gamez-Garcia addressed the Board regarding an architectural submittal for a chicken coop that was denied. She stated that the bylaws as written are not clear regarding what animals are allowed or not allowed within the community. Ms. Gamez Garcia presented letters from neighbors requesting that the Board consider allowing chickens in the community. The Board has taken the comments under advisement at this time.

Mark Kosmos addressed the board regarding the chickens as well. Mr. Kosmos also stated that the rules are unclear as written, and that he would like to potentially see formalized clarification by the board, if the consensus is to disallow chickens. He suggested that the Gamez-Garcia chicken coop be grandfathered in under the current policies. The board will consider the suggestions, and the issue was tabled at this time.

MEETING MINUTES

A motion was made by Marshall Flug to approve meeting minutes for May 11, 2015 and June 1, 2015, with the change that Joe Dowdy was not present at the June 1 meeting. Ling seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

The board reviewed May financials. No changes or corrections were noted at this time.

ASSOCIATION BUSINESS

Irrigation Repair

Evergreen has removed the Juniper near the pool, and completed the irrigation repair. Joe Dowdy made a motion to move forward with the free repair proposed by Evergreen. Marshall Flug seconded, and the motion carried unanimously.

Pine Tree Removal

Davey Tree Service has recommended removing the pine tree near the pool. Joe Dowdy made a motion for Davey Tree Service to remove the tree. Dan Knabb seconded, and the motion carried unanimously.

Pool Use

Dan Knabb noted that the pool staff has done a wonderful job this year. The board reviewed a request from Splash requesting use of the pool for a new program that would be open to people outside of the community. The motion was not seconded. The board discussed concerns, including pool availability for community members, and increased liability and insurance costs for the Association. Harvey Hotto made a motion to notify Splash that the community cannot accommodate them at this time. The motion was seconded, and carried unanimously.

Reserve Study

Marshall Flug made a motion to proceed with the reserve study with Association Reserves. Joe Dowdy seconded, and the motion carried.

Pool Boiler

The board discussed the pool boiler, which Splash has said will likely need to be replaced in the near future. Marshall Flug made a motion to contact Splash to provide a detailed bid for the pool mechanical and electrical infrastructure, and to provide other suggestions for vendors. Joe Dowdy seconded the motion, and the motion carried.

ARC Committee Members

Harvey Hotto stated that the architectural committee is in need of new members. No new members have volunteered at this time.

July 4th

The July 4th picnic was successful, and Dan Knabb commended Harvey Hotto for overseeing the event this year.

NEXT MEETING

The next meeting of the board of directors will be held in October, 2015, date TBD.

ADJOURNMENT

There being no further business to discuss, Joe Dowdy made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 8:13pm.

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