

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

October 22, 2015, 6:30pm

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Harvey Hotto, President, at 6:33pm 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 Martha Small. A quorum of the Board was established. Jillian Weaver, CMCA® was present from Colorado Association Services, AAMC®. Jeffrey Smith, Attorney, was present from the law firm of HindmanSanchez.

OPEN FORUM

Owner Rachel Graves was present via teleconference. Rachel asked for clarification of the minutes for the special meeting that was held on June 1, 2015. The Board informed the owner that this issue would be discussed under Association Business per the agenda.

EXECUTIVE SESSION

Marshall Flug made a motion to move to executive session. The motion was seconded by Harvey Hotto, and the Board entered executive session at 6:37pm to discuss ongoing litigation and collection issues.

Marshall Flug made a motion to exit executive session, and Martha Small seconded. The Board exited executive session at 7:29pm.

MEETING MINUTES

A motion was made by Marshall Flug to approve meeting minutes for July 28, 2015, with the change of replacing "which" to "with" under the Meeting Minutes section. Joe Dowdy seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

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

ASSOCIATION BUSINESS

Correction of June 1, 2015 Minutes

Martha Small made a motion to amend the June 1, 2015 Special Meeting Minutes with the following corrections: addition of the phrase "to meet with counsel" as the reason for the executive session, to update the header to "Association Business," and to amend the last sentence of Association Business to read "A motion was made to prepare a letter to a homeowner from the Board of Directors." Marshall Flug seconded, and the motion carried unanimously.

Reserve Study

The Board discussed the progress of the current reserve study. Martha Small, Harvey Hotto and Jillian Weaver will follow up with Bryan Farley, Reserve Specialist, regarding any questions, comments or changes. Splash Pool Services is working on a bid for pool expenses, to help the Board verify that the reserve study has enough money allocated for pool-related items.

Trees

During the last community inspection, Jillian Weaver noted a handful of large trees that are in need of removal. The Board agreed to send letters to owners on a case-by-case basis at this time.

NEXT MEETING

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

ADJOURNMENT

There being no further business to discuss, Joe Dowdy made a motion to adjourn. Martha Small seconded the motion, and the meeting was adjourned at 8:15pm.

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®.

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