

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

December 14, 2015, 6:30pm

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Harvey Hotto, President, at 6:34pm at Associa Colorado, 1063 West Horsetooth Road, Suite 100, Fort Collins, CO 80526. Board Members in attendance were Harvey Hotto, Ben Belt, Joe Dowdy, and Ling Stewart. Marshall Flug was present via teleconference. A quorum of the Board was established. Jillian Weaver, CMCA® was present from Colorado Association Services, AAMC®. Jon Casady was present from Splash Pool Services.

OPEN FORUM

Owner Rachel Graves was present via teleconference. Rachel asked for clarification of meeting notice requirements as well as frequency of community inspections.

MEETING MINUTES

A motion was made by Joe Dowdy to approve meeting minutes for October 22, 2015 as presented. Harvey Hotto seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

The board reviewed November 2015 financials. No changes or corrections were noted at this time.

ASSOCIATION BUSINESS

Splash Pool Services

Harvey Hotto thanked Splash for a great season in 2015, and recognized Jon for coming to the pool on the 4th of July to correct an issue with the stairs, as well as providing estimates for the reserve study. Jon gave an overview of two estimates provided, one for replacement of the boiler, in the amount of \$12,081.52, and one for replacement of the chlorination system in the amount of \$9,789.98. Jon spoke to the Board about the benefits of replacing the current chlorination system, including extending the life of the pool surface. The Board tabled the issue for further discussion, as well as additional bids.

Draft Budget

The Board reviewed the 2016-2017 draft budget. The Board tabled the issue for the January meeting.

Reserve Study

Harvey Hotto reviewed the reserve study with prior Board member Tom Siconolfi, who had some additions to make to the current reserve study. Bryan Farley with Association Reserves will have the final revisions to the Board in January.

OTHER BUSINESS

Harvey Hotto brought to the Board's attention that potential buyers continue to have questions regarding the social memberships. The Board reiterated that the social memberships are attached to the deed for those properties that are included, and the Board is not anticipating any changes to the current system at this time.

NEXT MEETING

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

ADJOURNMENT

There being no further business to discuss, Joe Dowdy made a motion to adjourn. Ling Stewart seconded the motion, and the meeting was adjourned at 8:06pm.

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®.

This document alone does not constitute Full Resale Disclosure as required under Colorado law.