

MINUTES

Nelson Farm Homeowners' Association, Inc.

Board of Directors Meeting

Thursday, April 19, 2016

Associa – 1063 West Horsetooth Rd., Suite 100, Fort Collins, CO 80526

Call to Order

The business meeting of the Nelson Farm Homeowners' Association was called to order at 6:04 p.m. by President Marshall Flug.

Board Members present: Marshall Flug, President
Benjamin Belt , Vice President
Ling Stewart, Secretary
Martha Small, Treasurer
Joe Dowdy, Director
Daniel Knab, Director

Colorado Association Services: Jillian Weaver, CMCA®

Special Guests: Jon Casady, Splash Pool Services
John Elson, Ft. Collins Area Swim Team
Sarah Putman, Nelson Farm Swim Team
Mark Higgins, Nelson Farm Swim Team
Melissa, Nelson Farm Swim Team

Open Forum – Homeowner Rachel Graves was in attendance via teleconference. No homeowner questions were addressed at this time.

Minutes

The Board reviewed the Minutes from the January 26 and March 28, 2016 Meetings.

Motion to:	Approve the minutes of the January 26, 2016 Board Meeting as presented.
Made By:	Joe Dowdy
Seconded By:	Martha Small
Discussion:	None Further
Vote/Result	Motion carried unanimously.

Motion to:	Approve the minutes of the March 28, 2016 Board Meeting as presented.
Made By:	Martha Small
Seconded By:	Joe Dowdy
Discussion:	None Further
Vote/Result	Motion carried unanimously.

Financials

- Preliminary financial statements for the month ending March 31, 2016 were reviewed. The total assets for the Association were \$75,667.08. Income for the month was \$(34.63), due to waived late fees. Expenses were \$1,381.87. The cash balance in the Union Bank operating account was \$65,362.78.
- The total balance of the reserve account, adjusted for funds due/to from operating, was \$82,556.26.
- Delinquencies for the month ending March 31, 2016 were \$3,558.85. Delinquent notices were sent to all delinquent accounts per the Association's collection policy.

New Business

Pool Updates – Jon Casady gave an update on the boiler installation. The installation is complete at this time, and Splash is now waiting for Fort Collins heating and air to complete the work on the vent. Nelson has a new manager, Rich, this season. Everything looks good overall and is on schedule for the pool opening on Memorial Day weekend.

Swim Team Items

Parent/Swimmer Meeting – Melissa requested to change the time of the Parent/Swimmer meeting on May 22, 2016 from 5-7:00 pm to 4-6:00 pm.

Motion to:	Change the Parent/Swimmer meeting on May 22, 2016 to 4-6:00pm.
Made By:	Joe Dowdy
Seconded By:	Dan Knab
Discussion:	None Further
Vote/Result	Motion carried unanimously.

City Swim Meet: John Elson spoke to the Board about the benefits of hosting a City Swim Meet. The Fort Collins Area Swim Team is requesting the use of Nelson Farm Pool to host a City Swim Meet on July 22 and 23. The Board discussed the pros and cons regarding the meet.

Motion to:	Permit the Swim Team to host a City Swim Meet at the Nelson Farm Pool on July 22 and 23, 2016
Made By:	Joe Dowdy
Seconded By:	Martha Small
Discussion:	If the motion carries, the final decision of whether or not to hold the City Meet will rest with the Nelson Farm Swim Team. They will discuss whether they have enough volunteers to host the event, and will follow up with the Board regarding whether or not the event will take place.
Vote/Result	Joe Dowdy, Martha Small, Ling Stewart, and Dan Knab voted in favor. Marshall Flug and Ben Belt were opposed. The motion carried 4-2.

April 19, 2016
Nelson Farm Homeowners' Association, Inc.

Swim Clinic: The Swim Team requested the use of the pool from Tuesday, May 31, 2016 to Friday, June 3, 2016, from 7-9am, to host a swim clinic.

Motion to:	Permit the Swim Team to host a Swim Clinic on Tuesday, May 31 to Friday, June 3, 2016 from 7-9am.
Made By:	Martha Small
Seconded By:	Ben Belt
Discussion:	None Further
Vote/Result	Motion carried unanimously

Interim Decisions

Swim Team BBQ: The Swim Team requested use of the pool area for a BBQ on May 22, 2016 from 5-7pm.

ARC Committee Member, Allen Turner: Homeowner Allen Turner volunteered to fill the vacancy on the ARC Committee.

Motion to:	Ratify the interim decisions to allow use of the pool area for a Swim Team BBQ on May 22, 2016 from 5-7pm, and to accept Allen Turner's nomination to the ARC Committee.
Made By:	Joe Dowdy
Seconded By:	Ling Stewart
Discussion:	None Further
Vote/Result	Motion carried unanimously

Homeowner Survey – Amenity Usage – At the annual meeting, a homeowner expressed concerns about the cost of maintaining the community amenities versus the value they add to the Community as a whole. The Board discussed potential ways of addressing this concern, including community surveys, and counts of owners utilizing the pool and tennis courts.

Chickens – The Board discussed the ongoing issue of requests for chickens in the community. At the Board of Directors meeting on May 11, 2015, the Board voted 6 in favor and 1 against that chickens are not considered a “household bird.” The Board discussed the attorney recommendation to put a Board Resolution in place to further document this decision.

Motion to:	Draft a Board resolution with stronger verbiage to clarify what constitutes a household pet.
Made By:	Dan Knab
Seconded By:	Joe Dowdy
Discussion:	The Board discussed the value of having such a resolution in place, relative to the cost to have an attorney draft the resolution.
Vote/Result	Dan Knab, Martha Small, Ben Belt and Joe Dowdy voted in favor. Ling Stewart is opposed, and Marshall Flug abstained. The motion carried 4-1-1.

Community Newsletter – The Board will draft a community newsletter to be mailed prior to the pool opening. Martha volunteered to draft the Treasurer Report, Ben Belt will draft something regarding the ARC process, Joe Dowdy will write a section on the swim team, and Dan Knab will create a flyer for the bike obstacle course.

City of Fort Collins Drainage Project – Jillian Weaver received a call from the City of Fort Collins informing the Board that they will be performing work on the detention area on the east side of Lochwood, near the intersection of Lochwood and Springwood. Jillian will give the Board additional details as they become available.

Other Business

Pool Chairs: The Board discussed purchasing additional chairs for the pool area.

Motion to:	Reorder the same number and type of chairs that were ordered last year, and re-evaluate at the end of the year.
Made By:	Martha Small
Seconded By:	Dan Knab
Discussion:	None further
Vote/Result	Motion carried unanimously

Speed Limit Sign: After the annual meeting, a Homeowner asked Jillian to speak with the Board about installing a speed radar sign on Springwood, near Shepardson Elementary School. No motions were made, and the Board tabled this item indefinitely.

Executive Session

No Executive Session was held at this meeting.

There being no additional business to come before the Board, the business meeting was adjourned at 8:00 p.m.

The next regular meeting will be held on Wednesday, June 22, 2016 at 6:00 p.m. at Associa Fort Collins.

Respectfully submitted,

Ling Stewart, Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®