

# MINUTES

## *Nelson Farm Homeowners' Association, Inc.*

Board of Directors Meeting

Wednesday, June 22, 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 6:05 p.m. by President Marshall Flug.

Board Members present: Marshall Flug, President  
Benjamin Belt, Vice President, left meeting at 7:15 pm  
Ling Stewart, Secretary  
Martha Small, Treasurer, entered meeting at 6:15 pm  
Joe Dowdy, Director  
Daniel Knab, Director, entered meeting at 6:12 pm

Colorado Association Services: Jillian Weaver, CMCA®

Special Guests: None

**Open Forum** – Homeowner Anita Bleem reported via email that two showers in the women's restroom are not functioning properly. Jillian Weaver will contact a plumber to fix this issue, and to also address the leaks in the water fountain outside the pool house, as well as the sink with the women's restroom.

### Minutes

The Board reviewed the Minutes from the April 19, 2016 Meeting.

<b>Motion to:</b>	Approve the Minutes of the April 19, 2016 Board Meeting, with the addition of the words "owners utilizing the pool and tennis courts" under the section "Homeowner Survey – Amenity Usage."
<b>Made By:</b>	Joe Dowdy
<b>Seconded By:</b>	Ling Stewart
<b>Discussion:</b>	None Further
<b>Vote/Result</b>	Motion carried unanimously.

### Financials

- Preliminary financial statements for the month ending May 31, 2016 were reviewed. The total assets for the Association were \$192,181.96. Income for the month was \$11,362.48. Expenses were \$24,929.06. The cash balance in the Union Bank operating account was \$140,435.91.
- The total balance of the reserve account, adjusted for funds due/to from operating, was \$70,495.49.
- Delinquencies for the month ending March 31, 2016 were \$12,541.08. Delinquent notices were sent to all delinquent accounts per the Association's collection policy.

**Unfinished Business**

**Chickens** – The Board reviewed a draft resolution to clarify the section of the Declaration that discusses pets in the community. The resolution will put a rule into place to further document the Board decision at the May 11, 2015 meeting which clarified that chickens are not defined as a “household bird.”

<b>Motion to:</b>	Accept the wording of the “Resolution of Nelson Farm Homeowner’s Assn. Inc. Regarding Adoption of a Rule Clarifying Household Animals,” with the addition of the word “goats” in the examples of livestock in Section 1(b).
<b>Made By:</b>	Dan Knab
<b>Seconded By:</b>	Joe Dowdy
<b>Discussion:</b>	None Further
<b>Vote/Result</b>	Joe Dowdy, Ben Belt, Marshall Flug, Dan Knab and Martha Small voted in favor, Ling Stewart was opposed. The motion carried 5 to 1.

**Update – City Drainage Project** – No new information is available from the City of Fort Collins at this time.

**New Business**

**Main Pool Gate and Kiddie Pool Gate Repairs**– Repairs were performed on the main pool gate, and the gate to the kiddie pool. Fusion Fabrication welded new hinges to and reattached both gates.

<b>Motion to:</b>	Ratify the interim decision to perform an emergency repair on the two pool gates.
<b>Made By:</b>	Ben Belt
<b>Seconded By:</b>	Joe Dowdy
<b>Discussion:</b>	None Further
<b>Vote/Result</b>	Motion carried unanimously

**Asphalt Bids** – Jillian Weaver sent an RFP to Black Pearl, Goltz and Tri City Asphalt in April to pave the tennis court parking lot. Goltz Asphalt is the only vendor that has responded at this time. The Board requested bids to replace the parking lot with concrete as well, for comparison at the next meeting.

**Leasing Regulations** – The Board reviewed the language on leasing in the CC&R’s. The covenants only minimally define “leasing,” but provide the authority for the Board to adopt Rules and Regulations regarding leasing in section 5.4(b).

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<b>Motion to:</b>	Add a provision to the rules and regulations in order to define an acceptable "lease" as one with a minimum of three (3) months.
<b>Made By:</b>	Martha Small
<b>Seconded By:</b>	Joe Dowdy
<b>Discussion:</b>	None Further
<b>Vote/Result</b>	Motion carried unanimously.

#### **Other Business**

Fourth of July Celebration: The Board discussed the upcoming Fourth of July picnic. Dan Knab volunteered to organize the event, including purchasing the food. Jillian Weaver will contact Splash Pool Services to coordinate games and prizes.

<b>Motion to:</b>	Approve \$600 total in spending for the 4 <sup>th</sup> of July Celebration, with \$100 allocated to Splash to provide games and prizes, and \$500 to Dan Knab for food, tableware and other items.
<b>Made By:</b>	Martha Small
<b>Seconded By:</b>	Joe Dowdy
<b>Discussion:</b>	None further
<b>Vote/Result</b>	Motion carried unanimously

#### **Executive Session**

Martha Small made a motion to enter executive session, and Joe Dowdy seconded. The Board entered executive session at 6:20 pm to review the status of delinquencies, as well as recent covenant letters sent to owners. There were no hearings scheduled for this meeting.

#### **Reconvene in Regular Session**

Joe Dowdy made a motion to reconvene in regular session, and Martha Small seconded the motion. The Board reconvened in regular session at 6:57 pm.

<b>Motion to:</b>	Waive the \$50.00 covenant violation fine and \$20.00 admin fee for account 00123-9252, as the violation has been corrected at this time, and to extend the deadline for account 00124-2032 to July 15 <sup>th</sup> to remedy the violation.
<b>Made By:</b>	Martha Small
<b>Seconded By:</b>	Dan Knab
<b>Discussion:</b>	None further
<b>Vote/Result</b>	Motion carried unanimously

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There being no additional business to come before the Board, the business meeting was adjourned at 7:38 p.m.

The next regular meeting will be held on Thursday, August 11, 2016 at 6:00 p.m. at Associa Fort Collins.

Respectfully submitted,

Ling Stewart, Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®

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