

MINUTES

Nelson Farm Homeowners' Association, Inc.

Board of Directors Meeting

Monday, October 17, 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, entered meeting at 6:30 pm
Ling Stewart, Secretary
Martha Small, Treasurer
Joe Dowdy, Director
Daniel Knab, Director

Colorado Association Services: Jillian Weaver, CMCA®

Special Guests: None

Open Forum

- Amy Casady, Splash Pool Services – Amy Casady gave an overview of the 2016 pool season, including number of pool incidents, private pool parties, and a furniture inventory. Amy also provided pricing and size information for a slide or diving board for the pool.
- Other Items – Owner Steve Williams was in attendance to discuss a violation letter, and questions about xeriscaping. Per the Board, owners may install xeriscaping provided that they have submitted a review form to the ARC for approval.

Minutes

The Board reviewed the Minutes from the August 11, 2016 Meeting.

Motion to:	Approve the Minutes of the August 11, 2016 Board Meeting
Made By:	Dan Knab
Seconded By:	Joe Dowdy
Discussion:	None Further
Vote/Result	Motion carried unanimously.

Financials

- Preliminary financial statements for the month ending September 30, 2016 were reviewed. The total assets for the Association were \$217,583.84. Income for the month was \$11,937.99. Expenses were \$26,975.10. The cash balance in the Union Bank operating account was \$77,716.32, adjusted for scheduled transfers to reserves.
- The total balance of the reserve account, adjusted for funds due/to from operating, was \$123,236.71.
- Delinquencies as of October 17, 2016 were \$5,779.37. Delinquent notices were sent to all delinquent accounts per the Association's collection policy.

, 2016
Nelson Farm Homeowners' Association, Inc.

Unfinished Business

Asphalt Bids – One bid has been received at this time from ABC Concrete to replace the asphalt in the parking lot with concrete. The item was tabled until additional bids are received.

Pool Vandalism – The Board discussed possible preventative measures to take regarding the repeated incidents of pool vandalism this summer, including security glass, new lockboxes, and installation of a gate at the pool house. The Board would like to fix the doors to the pool building, re-key the locks so that they match and purchase matching lockboxes.

Common Area Tree Installation – The Board requested that the Community Manager contact Evergreen Landscaping for a bid to install trees in the common area around the pool.

Slide/Diving Board – This item was discussed with Amy Casady during the Open Forum.

New Business

Splash Contract Renewal, 2017 – The Board reviewed the 2017 renewal contract for Splash Pool Services.

Motion to:	Approve the renewal contract with Splash for 2017
Made By:	Joe Dowdy
Seconded By:	Martha Small
Discussion:	None Further
Vote/Result	Motion carried unanimously

Preliminary Postcard Results – Jillian Weaver presented the preliminary postcard results to the Board. The results will be sent to the Board for review once they are compiled.

Other Business – No additional business was discussed at the meeting.

Executive Session

Martha Small made a motion to enter executive session, and Joe Dowdy seconded. The Board entered executive session at 7:45 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/Adjournment/Next Meeting

Dan Knab made a motion to reconvene in regular session and adjourn the meeting. Martha seconded the motion, and the business meeting was adjourned at 8:15 p.m.

The next regular meeting will be held on Monday, January 9, 2017 at 6:00 p.m. at Associa Fort Collins.

Respectfully submitted,

Ling Stewart, Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®