

NELSON FARM HOMEOWNER'S ASSOCIATION, INC

Annual Membership Meeting Minutes

March 28, 2016 | 7:00 pm | Shepardson Elementary School

1. Registration

Owner registration took place from 6:45 pm to 7:02 pm.

2. Call to Order/Recognize Quorum/Introductions

The meeting was called to order by President Harvey Hotto at 7:02 pm. 56 Homeowners were present in person and by proxy, and a quorum was established.

Directors present:

Harvey Hotto	President	Marshall Flug	Director
Benjamin Belt	Vice President	Joe Dowdy	Director
Ling Stewart	Secretary	Daniel Knab	Director
Martha Small	Treasurer		

Community Manager, Jillian Weaver, CMCA®, was also present representing Associa®.

3. Splash Pool Services Report

Splash Pool Services was not able to attend the meeting.

4. Election of Directors

There is currently one (1) vacancy on the Board of Directors. There were no nominations or volunteers from the floor at this time.

5. Approval of Minutes

Wade Hancock made a motion from the floor to approve the minutes of the March 24, 2015 annual membership meeting. Sarah Putman seconded, and the motion carried unanimously.

6. Treasurer's Report/Financial Review

Martha Small gave an overview of the 2016 budget, and answered Homeowner questions. As a majority of Homeowners were not present to vote against the budget, the 2016 proposed budget was ratified. Assessments will increase to \$375.00 for the 2016-2017 fiscal year.

Martha presented the completed reserve study, performed by Association Reserves, to the membership. According to the study, the Association is currently 80% funded, and thus at minimal risk of a special assessment. Martha reminded Homeowners that the reserve study provides a road map for fiscal decisions, but that Board members evaluate the necessity for a repair/replacement at the suggested time.

7. Pool Report

Marshall Flug informed owners that due to the age of the existing boiler and the time necessary to order a replacement boiler, the Board voted to proactively replace the boiler in the pool off-season. Splash Pool Services is performing the installation, and the work will be complete before the pool opens for the 2016 season. Marshall also noted that the community has a back-up pool pump in storage. The Board is considering replacing the corrugated plastic awnings around pool area this year. The Board also received an estimate to add a chemical system in 2016, but felt that it was not necessary at this time. In the past year, the Board replaced 12 of the lounge chairs in the pool area, and a shed has been added to store swim team equipment. The fence around the pool area was power washed to remove graffiti, and the Board will continue to monitor the status of the fence. The Board answered Homeowner questions regarding length of the pool season and potential use of the pool for private functions.

8. Tennis Court Report

Dan Knab informed Owners that Evergreen Tennis courts is the current tennis court contractor. In May, Evergreen will provide a bid to repair the loose fence pole, and to fill cracks on the court that are not planned expansion joints. The Board answered Homeowner questions regarding the practice wall.

9. Grounds Maintenance Report

Harvey Hotto discussed a large irrigation repair that was performed this summer near the pool/tennis parking lot. In order to complete the repair, it was necessary to remove a Juniper bush. In 2016, the Board will look at a more permanent solution for the asphalt and landscaping in this area. Other grounds maintenance items in 2015 included removal of a pine tree near the pool that was damaged by the pine beetle, installation of a new backflow prevention device at the request of the City of Fort Collins, and relocation of the pool stairs. The large cottonwoods near the pool are an item of concern to the Board, and they will be exploring options regarding the trees in the next year or two.

10. Website Report

The Board encouraged Homeowners to sign up for the website, as this is the best place to find current community information. Homeowner Glenn Gray maintains the website, and the Board commended him on his work. Glenn reported that 115 Homeowners are registered for the website at this time.

11. Swim Team Report

Sarah Putman gave an informational report on the swim team, and answered Homeowner questions regarding swim team membership, cost to join, and age limits.

12. New Business

There was no new business to discuss at this time.

13. **Membership Forum**

Homeowner questions included the timing of the annual statements, potential for xeriscaping in common areas, variety of plants in the storm water detention area, and the possibility of a community discount with Gallegos rather than Ram Waste.

14. **Adjourn**

A motion was made from the floor to adjourn the meeting at 8:48 pm. The motion was seconded from the floor, and carried unanimously.

Reviewed and approved by Ling Stewart, Board Secretary
Minutes taken by Jillian Weaver, CMCA®, Community Manager
Nelson Farm Homeowners Association