

MINUTES

Nelson Farm Homeowners' Association, Inc.

Board of Directors Meeting

Monday, March 6, 2017

Shepardson Elementary – 1501 Springwood Drive, Fort Collins, CO 80525

Call to Order

The business meeting of the Nelson Farm Homeowners' Association was called to order at 8:52 p.m. by Marshall Flug.

Board Members present: Marshall Flug, Director
Ling Stewart, Director
Martha Small, Director
Joe Dowdy, Director
Daniel Knab, Director
Dave Freismuth, Director
Ted Bender, Director

Colorado Association Services: Jillian Weaver, Community Manager, CMCA®
Alysa Jackson, Assistant Community Manager

New Business

Insurance Renewal – The Board reviewed the interim decision to renew the Association's insurance policy with AIAI.

Motion to:	Ratify the interim decision to renew the Association's insurance policy with AIAI, with an annual premium of \$8,888.86 for the period of 4/1/17 to 4/1/18.
Made By:	Martha Small
Seconded By:	Joe Dowdy
Discussion:	None Further
Vote/Result	Motion carried unanimously

CPA Engagement Letter – The Board reviewed the interim decision to approve the preparation of 2016 taxes with Randy Koerselman, CPA.

Motion to:	Ratify the interim decision to approve preparation of the 2016 tax return by Randy Koerselman, CPA
Made By:	Martha Small
Seconded By:	Dave Freismuth
Discussion:	None Further
Vote/Result	Motion carried unanimously

2017 Officer Positions – The Board discussed officer positions for 2017.

Motion to:	Approve the following officer appointments for 2017: President: Marshall Flug Vice President: Ted Bender Secretary: Ling Stewart Treasurer: Martha Small Director: Joe Dowdy Director: Dan Knab Director: Dave Freismuth
Made By:	Martha Small
Seconded By:	Joe Dowdy
Discussion:	None Further
Vote/Result	Motion carried unanimously

Board Terms, New Members – Dave Freismuth and Ted Bender were elected to the Board by the Homeowners at the 2017 annual membership meeting. There is one three-year term available, and one two-year term for the remaining two years from Harvey Hotto's vacant position. Ted Bender volunteered to serve the three-year term, to expire in March 2020, and Dave Fresimuth will fill the two-year term, to expire in March 2019.

Architectural Committee Member – Two Homeowners, Dave Meyer and Steve Williams, volunteered to fill the one vacant position on the ARC Committee.

Motion to:	Accept the nomination of Dave Meyer to the vacant position on the Architectural Committee
Made By:	Ted Bender
Seconded By:	Joe Dowdy
Discussion:	Glenn Gray has expressed interest in stepping down from the committee in the future. Once the two new members have additional experience, the Board will consider appointing Steve Williams to the committee if he is still interested at that time.
Vote/Result	Motion carried unanimously

Speed Radar Signs – As the Homeowners in attendance at the annual meeting generally approved the installation of speed radar signs on Springwood, the Board asked that Jillian Weaver follow up with Fred Jones to request that the signs be installed.

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Homeowner Credits – At a previous Board meeting, Heather Kerwin offered to give three \$100 credits to Homeowner accounts. The Board discussed alternative uses for the \$300.00, including purchasing food for the 4th of July event.

Motion to:	Approve dividing the \$300.00 credit from Associa among three (3) Homeowners that were in attendance at the annual meeting, excluding the members who were on the Board prior to the meeting
Made By:	Martha Small
Seconded By:	Dave Freismuth
Discussion:	Associa will select the Owners at random and notify them of the credit, and will notify them that this is a one-time credit that was offered from Associa.
Vote/Result	Motion carried unanimously

City Swim Meet – The Board discussed the swim team's involvement in the 2017 City Swim Meet. Jillian will contact Sarah Putman from the swim team, and request a copy of the swim team's certificate of insurance listing Nelson Farm as an additional insured.

Lane Lines – Joe Dowdy requested that the Association purchase new land lines. The Board will review the quote from Splash and discuss the request at the next Board meeting.

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

Executive Session

No Executive Session was held at this meeting.

Reconvene in Regular Session/Adjournment/Next Meeting

Martha Small made a motion to adjourn the meeting. Dave Freismuth seconded the motion, and the business meeting was adjourned at 9:31 p.m.

The next regular Board meeting will be held on Monday, May 1, 2017 at 6:30 p.m. at Associa, 1063 West Horsetooth Road, Suite 100, Fort Collins, CO 80526.

Respectfully submitted,

Ling Stewart, Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®