

MINUTES

Nelson Farm Homeowners' Association, Inc.

Board of Directors Meeting

Monday, July 10, 2017

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

Call to Order

The business meeting of the Nelson Farm Homeowners' Association was called to order at 6:02 p.m. by President Marshall Flug.

Board Members present: Marshall Flug, President
 Ted Bender, Vice President
 Martha Small, Treasurer
 Joe Dowdy, Director
 Daniel Knab, Director
 Dave Freismuth, Director

Board Members not present: Ling Stewart, Secretary

Colorado Association Services: Jillian Weaver, Community Manager, CMCA®

Special Guest(s): Eduardo Battle, Havana Construction

Open Forum

Havana Construction – Eduardo Battle was in attendance to answer any Board questions regarding pool replastering, pool lights and diving board installation. Eduardo recently met on-site with Jillian Weaver, Joe Dowdy and Glenn Gray to discuss the installation of a diving board. During the walkthrough, Eduardo noted that the plaster surface was very rough, which is a sign that the pool is in need of new plaster. Eduardo also noted several coping stones that were loose and needed to be replaced. All Board questions were discussed and answered.

Motion to:	Approve the pool renovation, including new plaster and coping stones, and tile, by Havana Construction in the amount of \$57,000
Made By:	Martha Small
Seconded By:	Joe Dowdy
Discussion:	The Board discussed the priorities around the pool area, and the potential long-term implications of putting the plaster off for another year. It was noted that the pool was last plastered 14 years ago, and this should be done every 15 years. The Board also discussed plaster colors, but opted for the basic color due to the price difference.
Vote/Result	Motion carried unanimously.

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Motion to:	Approve the installation of a diving board by Havana Construction, for a total amount of \$5,200
Made By:	Dave Freismuth
Seconded By:	Joe Dowdy
Discussion:	The new diving board will be considerably shorter and less springy than the previous one, so will be much safer. Ted Bender expressed concerns that the diving board would limit access to the deep end. Other Board members noted that they have received quite a bit of feedback from homeowners who would like the diving board to be re-installed.
Vote/Result	Marshall Flug, Martha Small, Joe Dowdy, Dan Knab and Dave Freismuth voted in favor, and Ted Bender voted against. The motion carried with 5 in favor, and one opposed.

The Board discussed the estimate from Havana Construction for pool lights, in the amount of \$2,982.31 plus installation by an electrician. The Board discussed whether pool lights were necessary, as well as the potential impact on homes neighboring the pool area, and felt that the expense was not justified at this time. The item was tabled indefinitely.

Minutes

The Board reviewed the Minutes from the May 1, 2017 Meetings.

Motion to:	Approve the Minutes of the May 1, 2017 Board Meeting
Made By:	Martha Small
Seconded By:	Dave Freismuth
Discussion:	Marshall Flug noted that the previous minutes included a motion to approve concrete work. That work is now being tabled, and will be further discussed during the concrete work portion of the meeting.
Vote/Result	Motion carried unanimously.

Financials

- Financial statements for the month ending May 31, 2017 were reviewed. The total assets for the Association were \$300,459.67. Income for the month was \$12,569.71. Expenses were \$23,249.58. The cash balance in the Union Bank operating account was \$136,677.53.
- The total balance of the reserve account was \$138,517.21.
- Delinquencies as of July 7, 2017 were \$6,833.06. Delinquent notices were sent to all delinquent accounts per the Association's collection policy.

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Unfinished Business

Asphalt/Concrete – At the May 1, 2017 Board meeting, the Board approved removal of the existing asphalt parking lot, and replacement with concrete for an amount up to \$26,000. Jillian Weaver contacted the vendors for revised bids to include rebar, and the lowest revised bid was for \$31,908.00.

Motion to:	Rescind the motion from the May 1, 2017 Board meeting to approve parking lot replacement with concrete in 2017
Made By:	Martha Small
Seconded By:	Dave Freismuth
Discussion:	Due to the additional expense with the pool construction, the Board would like to table the parking lot for 2018/2019
Vote/Result	Motion carried unanimously.

Pool Area Maintenance Items

Door & Window Replacements – Jillian Weaver reached out to Associa OnCall, Renewal by Anderson, and All Phase for bids to replace the doors to the bathrooms with residential-grade metal doors, and the 3 doors on the south side of the building with commercial-grade doors. No estimates have been received at this time, and Jillian will continue to follow up with the vendors.

Tree Removal and Installation – Kincaid was unable to remove the large cottonwood in May, due to the scheduling conflicts from the large snow storm that resulted in broken limbs throughout town. To avoid pool closure this summer, the Board would like Kincaid to wait until the first week in September to remove the tree at this time.

Pool Area Internet & Security – The Board has taken several measures over the last year to improve security around the pool area. This item was tabled for further discussion during the pool season review at the September meeting.

New Business

Women's restroom, shower valves – Per Hahn Plumbing, the shower valves in the women's restrooms are in need of replacement. Due to the age of the plumbing in the pool house, replacement parts cannot be purchased. The Board has requested that the work be completed before the City Swim Meet on July 21, 2017.

Governing Document, Attorney Review – Jillian Weaver noted that the Association's policies were created in 2006, and it would be beneficial for the Board to have them reviewed by an Attorney due to all of the legal changes that have occurred since that time. The Board tabled the item for the September meeting.

Pool Usage – Marshall Flug provided pool usage numbers for the 4th of July. The pool was accessed by 68 families, with 243 people in attendance. The 4th of July had a large turnout, and the Board thanked Dan Knab for organizing the event.

Other Business – The Board discussed swim team insurance. Per AIAI, the Association has had swim team coverage in place since approximately 2008. However, the agent also noted that the Association and Swim Team policies have exclusions for hosted sporting events. The Board would like to have an event policy in place prior to the swim meet on July 21 & 22, 2017.

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The Board also reviewed the delinquency report, and noted that only 9 homeowners have not paid the 2017 Assessments. A few owners owe one late fee at this time, and the Board approved to waive late fees as a one-time courtesy for any owners that paid within 10 days of the due date this year.

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. Dan Knab seconded the motion, and the business meeting was adjourned at 8:15 p.m.

The next regular Board meeting will be held on Monday, September 11, 2017 at 6:30 p.m. at Associa, 1063 West Horsetooth Road, Suite 100, Fort Collins, CO 80526.

Respectfully submitted,

Martha Small, Treasurer, in the absence of the Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®