

MINUTES

Nelson Farm Homeowners' Association, Inc.

Board of Directors Meeting

Monday, September 11, 2017, 6:30 – 8:30 p.m.

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 6:35 p.m. by President Marshall Flug.

Board Members present: Marshall Flug, President
 Ted Bender, Vice President
 Joe Dowdy, Director
 Daniel Knab, Director
 Dave Freismuth, Director
 Ling Stewart, Secretary

Board Members not present: Martha Small, Treasurer

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

Special Guest(s): None

Open Forum – The Board discussed a concern from a homeowner regarding a potential Air BnB in the community. Upon further review, the home in question is not a member of Nelson Farm. Jillian Weaver will respond to the homeowner to let her know that the Board has no authority regarding this home. The Board also discussed homeowner concerns regarding potential pool usage from people outside of Nelson Farm. The Board will request an estimate from Splash Pool Services for an app that would maintain photos of property Owners. The item was tabled for further discussion.

The Board also discussed concerns regarding the vending machine outside of the pool house. The Board asked Jillian Weaver to notify the owner that the vending machine is to be removed. The Board will discuss the installation of a swim team trophy case at the next Board meeting.

Minutes

The Board reviewed the Minutes from the July 10, 2017 Meetings.

Motion to:	Approve the Minutes of the July 10, 2017 Board Meeting
Made By:	Joe Dowdy
Seconded By:	Dan Knab
Discussion:	None further

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Vote/Result	Motion carried unanimously.
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Financials

- Financial statements for the month ending July 31, 2017 were reviewed. The total assets for the Association were \$283,294.73. Income for the month was \$12,025.03. Expenses were \$6,429.07. The cash balance in the Union Bank operating account was \$135,337.94.
- The total balance of the reserve account was \$135,717.71.
- Delinquencies as of September 8, 2017 were \$3,031.52. Delinquent notices were sent to all delinquent accounts per the Association's collection policy.

Unfinished Business

Tree Removal and Installation – Kincaid will be removing the large tree at the Southeast corner of the pool area in mid-late September.

Pool Area Internet & Security – The pool area did not have any break-ins during the 2017 pool season. The Board feels that the security concerns have been addressed by no longer permitting the sale of Otter Pops in the pool area, as well as the installation of the new sliding gate.

Traffic Control – Ted Bender has been in contact with Fred Jones from the City of Fort Collins regarding this issue. Ted noted that the westbound speed radar sign has been approved, but the eastbound sign has not been approved at this time. Jillian Weaver passed on that a homeowner on Springwood was interested in heading a traffic committee. Ted Bender will follow up with the Owner for additional information.

New Business

Interim Decisions – AVA Waiver, Havana Construction – The Board reviewed the interim decision to approve a vendor portal waiver for Havana Construction.

Motion to:	Ratify the interim decision to approve an AVA Waiver for Havana Construction
Made By:	Ted Bender
Seconded By:	Dave Freismuth
Discussion:	None further
Vote/Result	Motion carried unanimously.

AVA Waiver, Nature's Balance – Associa contacted Nature's Balance to treat a wasp nest under the mailboxes on the west side of Pepperwood Lane. The Board discussed an AVA Waiver so that the vendor could be paid for the work performed.

Motion to:	Approve an AVA Waiver for Nature's Balance
Made By:	Dan Knab
Seconded By:	Ted Bender
Discussion:	None further

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Vote/Result	Motion carried unanimously.
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Restroom Remodel – Hahn Plumbing submitted a bid to remodel both restrooms, including replacing the shower surrounds, shower base, and plumbing. The Board felt that some of the items were unnecessary at this time, and requested that Jillian Weaver reach out to Hahn for an updated bid to replace the plumbing in the one remaining women's shower, fix the leak behind the urinal in the men's restroom, and replace the broken urinal. The item was tabled for further discussion.

Window & Door Replacements – The Board reviewed bids from Lomax, Associa OnCall, and Fort Collins Windows and Door to replace the all doors to the pool house. The Board felt most confident in the bid from Associa OnCall, and asked Jillian to ask AoC if they could match Lomax's price.

Motion to:	Approve the bid from Associa OnCall to replace the pool house doors, provided that they can provide a price comparable to the Lomax bid
Made By:	Dan Knab
Seconded By:	Ted Bender
Discussion:	None further
Vote/Result	Motion carried unanimously.

Governing Document, Attorney Review – Jillian Weaver noted that several legal changes have taken place at the State level since the Rules and Regulations and SB Policies were last updated. Jillian recommended having the Attorney review the documents and recommend updates.

Motion to:	Solicit HindmanSanchez to review and update the Rules and Regulations, as well as the SB Policies
Made By:	Dan Knab
Seconded By:	Joe Dowdy
Discussion:	None further
Vote/Result	Motion carried unanimously.

Other Business – The Board reviewed the delinquency report. At this time, there are only four (4) Owners that have not paid the 2017-2018 Assessments. The Board discussed a request from the Owner of account 00124-0005 to waive late fees and interest on the account due to extenuating circumstances.

Motion to:	Waive the late fees and late interest on account 00124-0005 if the Owner remits payment of \$450.00 within two weeks
Made By:	Joe Dowdy

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Seconded By:	Ling Stewart
Discussion:	None further
Vote/Result	Motion carried unanimously.

The Board also noted that a balance of \$53.43 remains on an account for a previous member who no longer owns within the community.

Motion to:	Write off \$53.43 to bad debt for account 00124-3044
Made By:	Ling Stewart
Seconded By:	Dan Knab
Discussion:	None further
Vote/Result	Motion carried unanimously.

Executive Session

No Executive Session was held at this meeting.

Reconvene in Regular Session/Adjournment/Next Meeting

Dave Freismuth made a motion to adjourn the meeting. Ling Stewart seconded the motion, and the business meeting was adjourned at 8:05 p.m.

The next regular Board meeting will be held on Monday, December 11, 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®