

MINUTES

Nelson Farm Homeowners Association

Annual Membership Meeting

Monday, March 6, 2017

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

Call to Order/Establish Quorum

The annual membership meeting of the Nelson Farm Homeowners Association was called to order at 6:50 p.m. by President Marshall Flug.

Board Members present: Marshall Flug, President
 Ling Stewart, Secretary
 Martha Small, Treasurer
 Joe Dowdy, Director
 Dan Knab, Director

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

Special Guests: Amy Casady, Splash Pool Services

Call To Order/Establish Quorum/Introductions

Thirty-seven members were present in person and ten (10) via proxy. A quorum was established, and Community Manager Jillian Weaver verified the proof of meeting notice. Marshall Flug, Board President, introduced the members of the Board of Directors and the Community Manager.

Splash Pool Services Report

Amy Casady from Splash Pool Services gave an overview of the 2016 pool season. There were a few minor break-ins at the pool the summer, but it was an otherwise uneventful season. The Board of Directors has renewed the contract with Splash for another three (3) years, through the 2019 pool season.

Board of Directors Election

There are currently two vacancies on the Board of Directors, one for a two (2) year term, and one for a three (3) year term. Ted Bender, Steve Williams and Dave Freismuth volunteered from the floor, and Steve Williams withdrew his nomination prior to the vote.

Motion to:	Close nominations and elect Homeowners Ted Bender and Dave Freismuth to the Board of Directors
Made By:	From the floor
Seconded By:	From the floor
Discussion:	The Board will decide in the Board meeting following the annual meeting which term and office each owner will fill
Vote/Result	Motion carried unanimously

Approval of Minutes

The membership reviewed the minutes from the March 28, 2016 annual membership meeting.

Motion to:	Waive the reading of the March 28, 2016 annual meeting minutes and approve as presented
Made By:	From the floor
Seconded By:	From the floor
Discussion:	None Further
Vote/Result	Motion carried unanimously

Treasurer’s Report & Financials Review

Treasurer Martha Small presented the 2017-2018 budget and an overview of the 2016-2017 year-end financials. Most items were on or under budget for the 2016-2017 fiscal year. Per the reserve study, the Association is in good fiscal standing at this time. In 2016, Splash Pool Services replaced the pool boiler, which has resulted in some utilities savings. The Board is anticipating several capital expenditures in 2017, including removal of the cottonwood on the southeast corner of the pool, planting two or three trees on the west side of the pool, and installation of a diving board.

2017-2018 Budget Ratification

As a majority of homeowners were not present in person and via proxy to vote against the budget, the 2017-2018 budget was ratified as presented.

Architectural Committee

There is currently one (1) vacant position on the Architectural Committee. Ben Belt’s term on the Board of Directors is expiring, and he has asked that the Board find a replacement for his position on the Architectural Committee as well. Homeowners Dave Meyer and Steve Williams volunteered for the vacant position. As ARC members are appointed by the Board of Directors, the Board will make a decision to fill the vacancy at the next Board meeting.

Pool Report/Grounds Maintenance Report

Marshall Flug provided a review of the pool and grounds maintenance for 2016, as well as items to be performed in 2017. Marshall asked that Homeowners contact Associa if there are any issues with the common area, such as graffiti or a broken fence, to ensure that issues are brought to the Board’s attention. Dan Knab noted that the City of Fort Collins hotline is posted on the website, and Owners can call this line to report graffiti.

In 2016, Splash installed a new pool heater. Owners have reported that the water is now staying at a more consistent temperature. The Board replaced the corrugated awnings around the pool area this year. One awning was lost in a wind storm, and this will be replaced in the spring. There were some issues with the entry gate and pool gates throughout the year. These items have been addressed at this time, but any further issues should be reported to the Community Manager. Marshall asked that Owners hold the gate as it closes, and ensure that it closes gently, to prolong the life of the existing gate. There were two break-ins to the pool office this season. The windows were replaced, the Board is looking at other options at this time.

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The southeast corner of the pool area fence is in need of maintenance. This gate cannot be removed, as it is the primary access for the landscapers. The Board has received recommendations from a fencing company, and will be moving forward with the suggested repairs. Board Member Dan Knab recently cleaned the gutters on the pool house, at no cost to the Association. Other items that will be addressed in 2017 include replacement of faded signs and installation of three shade trees. The Board investigated the addition of a volleyball court, but due to limitations in common area space, this item has been indefinitely tabled. A Homeowner asked about potential updates to the Nelson Farm sign on Lemay and Springwood. The Board will discuss this item at the next Board meeting.

Tennis Court Report

Board member Dan Knab gave a report on the tennis area. A Homeowner asked if the backboard could be replaced due to warping. Dan clarified that this board is intentionally concave, and there are no plans to replace it at this time.

Website Report

Glenn Gray provided an update of the Association website. Currently, 199 of the Association's 313 Members are signed up on the Association website and/or Facebook page. The website is a valuable resource for Association documents, including CCR's, ARC forms, meeting minutes and financials. The Association's Treasurer, Ling Stewart, made several of the documents into searchable PDF's this year, and they are available for Homeowner reference. This year, the website will also be updated with swim team information, including pool hours and swim meet date and times.

Swim Team Report

Sarah Putman informed owners that 64 swimmers participated in the swim team in 2016. The team conducted a swim clinic, which was well received. The swim team would like to conduct another clinic this year. The cost to join the swim team is \$170.00 per swimmer. Sarah noted that swimmers are not required to participate in meets, and may participate in only practices if they wish. In 2017, all swim team information can be found on the Nelson Farm website.

The Nelson Farm swim team will be hosting the Fort Collins City Swim Meet on July 21 and 22. The team is in need of additional volunteers, particularly regarding the computer-related items. As a result of hosting the city meet, there will be fewer regular practices held in the Nelson Farm pool this season. The swim team will ensure that an alternative pool is available in the area for homeowners that would like to swim during the City meet.

Survey Results

In September 2016, the Board sent a survey to Homeowners to gauge the use of Association amenities. Over 50% of Owners responded, and the results will be posted to the Association's website. Three Homeowners were randomly chosen from respondents to receive a \$25.00 credit from Associa for their 2017-2018 Assessments.

New Business

At Homeowner request, the Board reached out to Fred Jones from the City of Fort Collins for information on traffic control measures on Springwood. The City had recently performed a traffic study, and provided suggestions for either speed bumps or radar signs. The Board asked for input from the Homeowners present. None present were in favor of speed bumps, four (4) were against adding any controls, and the remainder were in favor of speed radar signs. The Board will take Homeowner input into account and make a formal decision at the next Board meeting.

Dan Knab discussed the Neighborhood Watch meeting that was held in fall 2016. If any Owners are interested in formalizing a Neighborhood Watch, please reach out to Dan Knab for more information. Dan also noted that he will be organizing a bike circus again this year. Additional details will be available on the website as they become available.

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Homeowner Forum

As all Homeowner questions were addressed during each individual item, there were no additional items discussed in the Homeowner forum.

Adjournment

There being no additional business, a motion to adjourn was made and seconded from the floor. The annual membership meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Ling Stewart, Secretary

Notes taken and transcribed by Jillian Weaver, CMCA®