

# CARLSON FARMS MONTHLY BOARD MEETING MINUTES

## Wednesday, January 25th 2017

### 6:30pm

1. Call to order at 6:35pm. Members present Scott, Tiffany & Chris.
2. Approve last meeting minutes  
Done via e-mail and posted to Poudre Property (PPS) web site.
3. Treasurers report
  - Report – Chris continues to have concerns regarding the budget. He indicated if you look closely there is little balance remaining at the end of the year there is little left for any major issues that would arise. We currently have a net income of \$11, 242.61.
  - Delinquencies – January delinquencies are \$21, 954.59. An increase since last month. This generally increase when the pool is closed and will decrease closer to the pool opening in May. Chris will discuss, with Sandra at PPS, being more aggressive with collections to lower the amount in arears when determining the delinquency be turned over to the attorneys for collections.
4. Covenant update
  - New Vote Count – Sandra is getting a new vote count. Chris will follow through with the attorney to submit this to the courts to approve the updates to the covenant.
  - Letter to homeowners – Chris addressed some concerns regarding the budget limits for the year, how this will affect the annual activities that the HOA offers the homeowners and the pool issues. It was decided to send a notice to the homeowners of a meeting to discuss these issues and get feedback from the homeowners regarding the Board's concerns.

- Court action – It will cost the HOA approximately \$2,000 to \$3,000 for this court action to be completed. This is because the lack of response to the notices and ballots sent to the homeowners to either approve or reject the updates. The Board members have also sent e-mails, gone door to door, and addressed the updates with neighbors to attempt to get a quorum of ballots returned but were not successful. Chris will contact the attorneys to take this next step.
- Chris noted that it would take 121 objections filed in court to stop the process.

## 5. Pool Issues

- Heater failure – Chris had stopped at the pool to check on the heaters in the bathrooms and the equipment room and found that the fan on the heater in equipment room was not working. He called the company who put in the heater and they have replaced the fan. This required two trips from the vendor but it was under warranty.
- Windows – Some of the glass in the bathroom windows has been broken by rock throwing. Chris had turned off the cameras to help extend the life of the computer system. He has recently turned these back on due to this issue.
- Lights – Some of the lights were burnt out at the pool, Chris had Larry from Johnstown Electric replace them.
- Fence -Chris has already been notified of kids climbing the pool fence either to try and use the restrooms (they are locked) or maybe to retrieve items. Either way this put kids at risk and is hard on the fence.

## 6. Challenges for 2017

- Pool - The usage of the pool this summer is also a significant issue for the homeowners to consider. Because of the addition of the apartments in Highway 60 and the new housing in Corbett Glen there is a significant increase in people in the area. Chris has had to address the usage of the basketball court by people using this that are not living in Carlson Farms. This will certainly spill over into the usage of the pool by nonhomeowners once the pool opens in May. The Board agreed that the part time pool attendants would not be able to monitor this and that a full time adult pool attendant would be in the best interest to monitor who can use the pool.

- Basketball court – As noted above the increase in homeowners in Corbett Glen and renters in the apartments on Highway 60 will significantly increase the usage of the basketball court. It is difficult to try to restrict the usage of this to Carlson Farms homeowners as even when Chris has been called to go to the BB court and questioned the people using it they do not always provide the correct information when asked for their addresses to determine if they are actually living in Carlson Farms.
- Delinquencies – As noted above delinquencies are up again. This generally happens when the pool is closed and usually decreases when the pool opens as homeowners must be current to be able to use the pool.
- Board Members - Chris announced that he will be moving from Carlson Farms soon. Despite all attempts made by the Board there have been no homeowners interested in serving on the Board. This means there will be only two Board members and they both have full time jobs.

#### 7. Insurance

- Insurance increase – This needs to be looked at to see if the annual premium can be reduced. Primarily by reassessing the value of the two pool buildings.

#### 8. Action Items

- Order new signage – Tiffany is taking care of the signage
- Letter to homeowners – It was decided to have a homeowners meeting verses a letter as historically there has been little response to letters to the homeowners.
- Review insurance costs

#### 9. New business

#### 10. Old business

- None

11. Next meeting on 2/14/17 at 6:30 pm

12. Meeting Adjourned at 8:30 pm