

## Westfield Park Homeowners Association

Pappy's Restaurant

October 16, 2013

5:30 PM

### Minutes

**Call to order:** The meeting was called to order by President Brian Craig at 5:33 pm.

#### **Establish Quorum:**

<u>Board Members Present:</u>		<u>Absent:</u>	<u>Management:</u>
Brian Craig	Rus Williams	Todd Macoubrie	JoAnn Brown
Brad Anderson	Kevin Osberg	Sara Goodyear	MountainView Assn
		Mike Zimmerman	Services, LLC

**Approval of Minutes:** ► Rus Williams moved and Bran Anderson seconded a motion to approve the minutes of July 17, 2013. The motion carried.

#### **Old Business:**

**1. Neighborhood Night Out-Tuesday, August 6<sup>th</sup>**

a. Report-Roo Jumps	\$300.00
b. Food	\$172.77
c. Postcards	<u>\$280.91</u>
<u>Total</u>	<u>\$753.68</u>

The Board reported that about 60 people attended the Neighborhood Night Out and the kids loved the Bounce House.

**2. State of Colorado HOA passed legislation-**

- a. HB 13-1276-HOA Debt Collection-effective January 1, 2013-Second Reading  
Collection Policy

Section 2.2 of the Collection Policy and Procedure to read:

2.2 *Owners are obligated to pay assessments when due. Any assessment not paid when due shall be considered delinquent. In the event of a delinquent assessment, the owner shall also be responsible for payment of late fees. **All administrative fees related to the collection of returned checks shall be assessed and collected as well as any other fees billed by the bank and the management company.***

*Passed on 1<sup>st</sup> reading 7-17-13*

► Rus Williams moved and Kevin Osberg seconded a motion to approve the amendment to the Collection Policy as written. The motion carried.

MVAS will mail a copy of the amended policy to the homeowners with the Annual Meeting mailing.

**3. City of Fort Collins traffic signs-an electronic speed sign removed at Seneca & Purple Sage Court. MVAS read the email response from Fred Jones about the status of the electronic signs to slow the traffic on Seneca.**

*"The Radar Speed Display sign project is still in the queue of projects to be completed for 2013. The City's Traffic Signal Construction crew is currently backlogged due to the MAX Mason Corridor project and I have not been able to get a firm construction date for this*

*project at this time. I will try to rotate the mobile speed display signs on to Seneca until the project is complete. Sorry for the delay, I will keep you informed as I learn more."*

**Fred E. Jones Jr.**

Traffic Engineering Technician III  
City of Fort Collins Traffic Operations  
[fjones@fcgov.com](mailto:fjones@fcgov.com)

**4. Foreclosure-1509 Carmela Court-Curt & Sheila Millard-date of sale-12-11-13**

**New Business:**

1. Landscape Fine- Lori Jeffers-1539 Corydalis Court-\$10 per day-The Board decided to cap the fine at \$300 for this year. Rus Williams will talk with her son about getting rid of the weeds.
2. Snow removal on Seneca-opt in or out-The Board has no desire to have an opt in/opt out policy for snow removal.
3. Nuisance issues-dogs barking, lights-Homeowners should call the City of Fort Collins Nuisance Hotline (416-2200) to report these kinds of nuisances.

**Financials:**

**1. 2013 Budget vs. Actual 7/17/13**

<b>2. Delinquencies -</b>	\$ 655.00	Assessments-3 homeowners
Fines	\$ 180.00	1539 Cory Ct
Late Fees	\$ 3955.00	4 homeowners
Legal & Administrative-	\$ 425.00	liens filed
<b><u>Total</u></b>	<b><u>\$ 5255.00</u></b>	

**Scott Baggs- delinquency**-last payment 8-1-12 –balance \$657-phonned 6-28-payment end of the month.

**Scott Amidon**-Problems with IRS –filing bankruptcy– He will make payments as soon as he resolves those issues.

<b>3. Account Balances</b>	<b><u>10/16/2013</u></b>
Bank of the West MM Savings	\$ 6909.69
Bank of the West CD 12/19/2012	\$ 8080.14
Bank of the West CD 8/7/2012	\$ 8018.03
Bank of the West Checking	\$ 4724.64
<b><u>Total</u></b>	<b><u>\$ 27,733.30</u></b>

**Next Meeting Date:** January 8, 2014

Potential Annual Meeting dates: January 28, 29 or 30th

**Adjournment:** Kevin Osberg moved and Brad Anderson seconded a motion to adjourn the meeting at 6:02 pm. The motion carried.

Resentfully submitted,

JoAnn Brown  
Managing Agent and HOA information Officer for  
Westfield Park Homeowners Association  
MountainView Association Services, LLC