

**FARMERS GROVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 4, 2014**

I. CALL TO ORDER

The meeting was called to order by Val Sprenger at 10:04 a.m. at the Summit High School.

Board members present were:

Val Sprenger, President, 6 Zoe
Jerry Westhoff, 29 Audrey
John Ryan, 97 Audrey

Jim Curcio, 50 Audrey
Alex Gelb, 37 Audrey

Owners present were:

Derek Baum, 16 Audrey
Greg Sprenger, 6 Zoe
Aaron Stover, 49 Audrey

Peg Healey & Tom Pulk, 54 Audrey
Laura Steben, 100 Audrey

Representing Summit Resort Group were Peter Schutz and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

II. DETERMINATION OF QUORUM

With nine properties represented in person and 12 by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Tom Pulk requested that the sentence "Deb Borel said the gravel section ... the interior roads" in Section VIII.B. be struck.

Laura Steben made a motion to approve the minutes of the October 5, 2013 Annual Meeting as amended. Greg Sprenger seconded and the motion carried.

IV. NEW BUSINESS

A. Plat Revision

Jerry Westhoff thanked the membership for voting on the plat revision. The revision was approved with more than 67% of the owners voting in favor. He submitted the revision to the County Planning Department. The 21-day review process was just completed and the submittal will be presented to the Board of County Commissioners at their meeting on October 14, 2014 at 1:30 p.m. at the old courthouse in Breckenridge. Once they sign off on it, it will be recorded within two weeks.

Peg Healey commented that she felt the \$250 application fee for making architectural changes that require a permit was excessive. Jerry Westhoff said this would be taken into consideration. She also requested that each owner receive a copy

of the plan reflecting the individual building envelope for each home. Jerry said this information was available on the SRGHOA.com website.

Jerry Westhoff was thanked for his time on this project.

V. FINANCIAL REPORT

A. 2013 Year-End Financial Report

As of December 31, 2013 the Operating balance was \$4,346 and the Reserve balance was \$69,704.

B. Year-to-Date Financial Report

As of July 31, 2014 the Operating balance was \$7,802 and the Reserve balance was \$77,077. The Association was operating \$1,769 favorable to budget in Operating expenses overall and there were no owner delinquencies. Significant negative variances to budget included Legal (\$2,450) and Insurance (\$1,200). Significant positive variances to budget included Irrigation Water (\$1,991), Snow Removal (\$2,565) and Landscape Maintenance (\$1,263).

Derek Baum commented that the grass in the common area was very brown. He felt that given the savings in irrigation, the grass should be watered more. Deb Borel explained that the expense did not reflect the billing for the last two months of irrigation.

There have not been any Reserve expenses this year.

Peg Healey asked if the transfer fee was being charged when a property sells. Peter Schutz said Summit Resort Group collects a \$100 fee at closing for administrative work but he would need to review the governing documents to determine if a working catpial for the Association was specified in writing.

C. Proposed 2015 Budget

Deb Borel reviewed highlights of the 2015 Budget. The 2015 Budget as written does not include any dues increase.

1. Accounting – increased from \$350 to \$365 based on actuals.
2. Miscellaneous – increased from \$149 to \$180 for the meeting room rental.
3. Management Fee – increased from \$12,120 to \$13,200 based on actuals that went into effect February 1, 2013. There is no additional increase budgeted for 2015.
4. Copies – decreased from \$400 to \$386 based on actuals.
5. Insurance – increased from \$1,105 to \$2,893 based on actuals plus 8%.
6. Trash Removal – decreased from \$11,806 to \$10,506 based on the new contract with Timberline, which begins November 1, 2014. An email will be sent to owners explaining the procedure for the switchover. Pick ups will be on Fridays. Recycling will continue to be single stream with weekly pickup

but glass will no longer be accepted in the single stream recycling as of January 1, 2015.

7. Snow Removal – decreased from \$9,000 to \$7,400. SBR will be providing snow removal service. The contractor will not be held responsible for damage to personal items in the snow storage easement.
8. Electric – increased from \$420 to \$448 based on actuals.

A suggestion was made to add a line item for Asphalt. The \$2,200 crack sealing expense will be charged to this account.

Laura Steben made a motion to approve the 2015 Budget as presented. Greg Sprenger seconded and the motion carried.

VI. MANAGING AGENT’S REPORT

A. Completed Items

1. Continue to send welcome packets to new owners.
2. Contracted with Greenscapes for irrigation start up and blow out.
3. Worked with owners on home maintenance issues.
4. Baited for voles throughout the summer.
5. Continue to update the website for compliance with state statutes.
6. Posted annual meeting mailer and sent proposed 2014 Budget to owners after the 2013 Annual Meeting. The owners did not approve the 2014 Budget so the Association has been operating under the 2013 Budget.
7. Sent a spring newsletter to owners.
8. Continued monitoring of drainage throughout the property in the spring.
9. Registered the Association with the Real Estate Commission.
10. Posted the new Collection and Records Inspection Policies on the website.

B. Report Items

1. Arrow Insurance was not able to compete with the current Farmers Insurance Policy.
2. The maintenance of Farmers Lane and Jarelle Road are the responsibility of Farmers Grove; Summit Resort Group and Jerry Westhoff continue to work with the County on the maintenance of Jarelle Road. The County will provide a list of items that need to be addressed to bring the road up to County standards. Deb Borel will get a bid to have the work done and provide an analysis of that cost against the ongoing cost for the Association to maintain it. The next step would be to schedule a public hearing to try to get the road accepted by the County. A suggestion was made to approach the neighboring properties and the school district about cost sharing if the County will not take it over. The town contact person is Robert Jacobs and he can be reached at (970) 668-4212. Owners were encouraged to call him with questions.
3. Pathway upgrades were not done this summer due to lack of funding.

Laura Steben commented that children were riding bikes across her lawn and some owners were parking on the lawn. Deb Borel will include a reminder about riding on the paths in the next spring reminder and will contact the owners who are parking on the grass.

VII. OWNER EDUCATION

Peter Schutz said new legislation in 2015 will require property management companies to disclose all additional fees to owners and will require licensing of Property Managers.

VIII. OLD BUSINESS

A. Association Roads Update

Peg Healey said she found an application on the Summit County website for the installation of speed bumps. It includes a requirement for a petition to be signed by at least 2/3 of the affected owners. This procedure was not followed when the speed bumps were installed in Farmers Grove. She recommended working with the County in the future. She commented that some delivery truck drivers have complained about damage to their suspension.

Tom Pulk asked when the roads were scheduled for replacement and the projected cost. He said the road surface was in poor condition. Deb Borel said the potholes on Jarelle were filled and the cracks were sealed throughout the subdivision. Next summer the Board will inspect the roads to determine what needs to be done. Tom was not in favor of sealcoating. Peter Schutz recommended hiring a road engineer to provide recommendations and an estimate of the remaining useful life. The Association has a Reserve Plan but does not have a formal Reserve Study.

B. Owner Suggestions

1. Peg Healey recommended reinstituting a newsletter every few months to improve communication and to provide a sense of community. She volunteered to help with it.
2. Peg Healey recommended that the Board meet on weekends occasionally so part time owners can participate. Deb Borel said owners are welcome to participate in Board meetings via teleconference.
3. Peg Healey suggested that the Board explore bulk rates for Internet and cable. Peter Schutz said he would follow up with Comcast, but noted that Comcast would most likely require all owners to participate. Greg Sprenger was opposed to a bulk contract if it would require all owners to participate.

C. Rules and Regulations

1. Pet Prohibition – Deb Borel said the unofficial pet restriction that was added to the governing documents was never formally approved by 67% of the membership. This restriction can be incorporated into the larger set of upcoming governing documents revisions.
2. Short Term Rentals – Peg Healey said the prohibition on rentals for terms of less than nine months has not been enforced. Deb Borel said the Summit

County Housing Authority was responsible for enforcement. Deb encouraged owners to report violations to her.

IX. ELECTION OF OFFICERS

The terms of Alex Gelb, John Ryan and Jerry Westhoff have expired and all indicated their willingness to run again. There were no other nominations from the floor.

Laura Steben made a motion to re-elect the three incumbents. Derek Baum seconded and the motion carried.

X. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for October 10, 2015 at a location to be determined.

XI. ADJOURNMENT

Laura Steben made a motion to adjourn at 11:20 a.m. Greg Sprenger seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature