

**FARMERS GROVE HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 5, 2017**

**I. CALL TO ORDER**

The meeting was called to order at 7:04 p.m. in the Frisco Senior Center Loveland Room.

Board members present were:

Alex Gelb, President, 37 Audrey  
Kyle Hausler, 19 Audrey

John Ryan, Vice President, 97 Audrey  
Val Sprenger, 6 Zoe

Owners present were:

Matt Banas, 1 Zoe  
Erica & Derek Baum, 16 Audrey  
Aaron Stover, 49 Audrey  
Kay McGinnis, 85 Audrey  
Shelly Almroth, 96 Audrey

Greg Sprenger, 6 Zoe  
Ramon Gomez, 42 Audrey  
John Carroll, 69 Audrey  
Jeffrey Lifgren, 94 Audrey

Representing the Summit School District were Kerry Buhler, Sue Wilcox, Drew Adkins, Woody Bates, Kara Drake and Gretchen Nies. Patrick Johnson of Treanor HL and Desi Navarro were guests at the meeting.

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

**II. OWNER EDUCATION**

*A. Future Plans for Alpensee Drive – Presentation by Summit School District*

Desi Navarro opened the presentation. The bond improvement project will address capacity of Summit High School. Patrick Johnson of Treanor HL Architecture provided an overview of the project. The high school was originally designed to accommodate about 1,000 students. The ten-year projection is that it will grow to about 1,400 students. Two major additions are planned in the same architectural style as the existing building, with a classroom addition in the front and a gymnasium addition in the back. The design has been completed and the construction fence is up. The construction timeframe is 12 months, and there will be some other modernization next summer. The grand opening should be around this time next year. They will also be adding capacity in the main parking lot and separating the drop off area from the buses and student parking.

Alpensee Drive was originally a two-way street, but several years ago, it was changed to one-way with a bike lane. With the anticipated growth in the student body, there will be additional student and staff traffic. A traffic study was completed, and the recommendation was to convert Alpensee back to a two-way street. The bike lane would remain as is, and another driving lane would be added on the west side toward the athletic field.

Owner questions and comments were as follows:

1. An owner asked if the high school was an open campus. Drew Atkins responded that it was not. The owner stated that his property abuts the road and he anticipated there would be non-stop traffic, not only in the morning, but in the afternoon as well. He questioned the need for increasing afternoon capacity since many students stay after classes finish for extracurricular activities. Deb Borel said she would post the traffic study on the website. The owner suggested making the road alternating traffic with one way in the morning and the other in the afternoon.
2. An owner expressed concern about more traffic on Jarelle Drive and the Association's responsibility for increased maintenance. Deb Borel stated that as of October 24<sup>th</sup>, the County will be taking over the responsibility of Jarelle Drive. Woody Bates said widening Alpensee Drive is meant to pull traffic away from the backyards in the neighborhood and to accommodate the buffer of the bike path. The owner had concern about the capacity of Jarelle Drive, which cannot be widened, and increased traffic noise.
3. An owner asked if this presentation was informational or if owner concerns would be addressed. Woody Bates said the presentation was informational. They know Alpensee Drive will have to be converted to two-way traffic but there may be some other things that can be implemented such as adding more boulders or a guard rail.
4. Shelly Almroth said there should be a stop sign on Alpensee at the corner of Alpensee and Jarelle Drive. Deb Borel said there used to be a temporary stop sign but the County removed it a couple of weeks ago.
5. An owner suggested adding a second left turn lane from Hwy 9 onto School Road towards the high school.
6. An owner suggested pursuing a secondary access through the gas company land that would lead directly into the parking lot with no impact to the neighborhood. It was noted that the land is private.
7. An owner commented that all elementary and middle school students must cross Jarelle Drive to catch the bus, and adding additional traffic to that road would be dangerous.
8. An owner suggested more traffic enforcement at the corner of Jarelle Drive and Alpensee Drive to reduce the number of cars running the stop sign.

It was confirmed that traffic and speed control will be discussed over the next few meetings. There will be a follow-up meeting and affected owners will be able to attend.

Owners were encouraged to direct their comments to Deb Borel or to contact Desi Navarro directly at [desi.navarro@nv5.com](mailto:desi.navarro@nv5.com). Information is also posted on the Summit County schools website.

### **III. ESTABLISHMENT OF QUORUM**

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

### **IV. APPROVE PREVIOUS MEETING MINUTES**

John Ryan made a motion to approve the minutes of the October 8, 2016 Annual Meeting as presented. Alex Gelb seconded and the motion carried.

### **V. FINANCIAL REPORT**

#### *A. 2016 Year-End Financial Report*

As of December 31, 2016 the Operating balance was \$3,377 and the Reserve balance was \$67,423. The Association ended the year \$1,778 under budget.

#### *B. Year-to-Date Financial Report*

As of August 31, 2017 the Operating balance was \$8,813 and the Reserve balance was \$76,805. The Association was operating \$3,065 under budget. Significant variances to budget included:

1. Legal - \$469 over budget due to Jarelle Road issues and a threatened owner lawsuit.
2. Irrigation Water – \$850 under budget.
3. Snow Removal – \$895 over budget due to the need for snow hauling during the period of heavy snowfall and the late season storm in May.
4. Landscaping - \$3,931 under budget. Deb Borel noted there are some outstanding invoices and projected this account would be close to budget at year-end.

Erica Baum commented that the snowplow damaged some of the trees in her yard. Deb Borel explained that the yards are designated as snow storage areas and the contract specified that the plow company was not responsible for damage. Summit Resort Group will speak to the contractor before the next winter season about these concerns.

#### *C. Proposed 2018 Budget*

Deb Borel reviewed highlights of the 2018 Budget, which included a \$10/month dues increase.

Changes to the budget as compared to 2017 included:

1. Miscellaneous - \$139 increase based on actuals.
2. Copies and Postage - \$244 increase based on actuals.
3. Insurance - \$89 increase based on actuals plus an allowance for a 4% increase.
4. Irrigation Water - \$48 increase based on actuals.
5. Trash Removal - \$720 increase based on actuals. All trash removal contractors increased their pricing due to a new requirement to use the Summit County Landfill. A suggestion was made to check the pricing for Talking Trash.

6. Landscape Maintenance - \$1,960 increase based on actuals.
7. Reserve Contribution \$3,000 increase.

John Ryan made a motion to approve the 2018 Budget as presented. Val Sprenger seconded and the motion carried.

## **VI. MANAGING AGENT'S REPORT**

### *A. Completed Items*

1. Received first payment of \$2,600 from Highland Meadows for reimbursement for a portion of Jarelle Drive. They will pay another \$2,600 in December.
2. The County has taken over full time maintenance of Jarelle Drive.
3. New owners are sent information on Summit Resort Group and Farmers Grove with instructions for accessing the website.
4. Contracted with Greenscapes for irrigation start up and blow out.
5. Worked with owners on home maintenance issues.
6. Vole baiting continued throughout the summer in the common area.
7. Continue to update website to maintain compliance with Association laws.
8. Sent spring newsletter to owners.
9. Continued monitoring of drainage throughout Farmers Grove in the spring.
10. Registered the Association with Real Estate Commission (annually).

## **VII. OLD BUSINESS**

### *A. Driveway Maintenance*

Deb Borel announced that over 67% of the owners voted against a dues increase of \$80/month and passed the amendment to have owners continue maintaining their driveways individually.

## **VIII. NEW BUSINESS**

Erica Baum asked if there were any plans to improve the landscaping in the interior space common area. There are dead trees, rocks spread around and weeds. Val Sprenger said the dead trees and weeds should be addressed but the rocks are often moved by children playing. Val said she pruned the walkway in the spring. Deb Borel suggested adding this area to the spring property tour. The Board will discuss scheduling another owner workday at their next meeting. Deb commented that some of the Reserve increase could be dedicated to landscaping.

John Ryan said there was some lumber lying next to the road by the speed bump and a tarp by the fire hydrant. Deb Borel will follow up.

The pet waste station bags have not been refilled regularly. John Ryan will be handling this task going forward.

John Ryan said the wedding venue across the street was extremely loud. Owners were advised to call the police about such issues.

There was general discussion about the plans for the changes to the road presented by the School District. John Carroll felt there were other alternatives that would be safer, provide better access for the school and have less impact on the neighborhood. He questioned if the Association would have an opportunity to suggest changes and how the Association could challenge the project. Deb Borel explained that the County does not have jurisdiction over the School District since the school owns the road. Deb thought the only option was to express owner opinions at the open sessions. Deb will inform owners of the upcoming meeting dates. Greg Sprenger suggested contacting CDOT about the issues at the intersection of Jarelle and Highway 9.

**IX. ELECTION OF OFFICERS**

The terms of Alex Gelb and John Ryan expired and both were willing to run again. There were no other nominations from the floor and the two incumbents were re-elected by acclamation.

**X. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for Thursday, October 4, 2018 at 7:00 p.m.

**XI. ADJOURNMENT**

A motion was made to adjourn at 8:24 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature