

**FARMERS GROVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 4, 2018**

I. CALL TO ORDER

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

II. INTRODUCTION OF OWNERS/ESTABLISHMENT OF QUORUM

Board members present were:

Alex Gelb, 37 Audrey John Ryan, 97 Audrey Val Sprenger, 6 Zoe

Owners present were:

Matt Banas, 1 Zoe	Greg Sprenger, 6 Zoe
Erica & Derek Baum, 16 Audrey	Josh & Sarah Dayton, 29 Audrey
Ramon Gomez, 42 Audrey	Aaron Stover, 49 Audrey
Tom Pulk, 54 Audrey	John Carroll, 69 Audrey
Christy Nelson, 73 Audrey	Josh Laverdiere, 75 Audrey
Kay McGinnis, 85 Audrey	Casey Swanson, 99 Audrey

Representing the Summit School District were Woody Bates, Kara Drake, Chris Guarino, Kerry Buhler and Terry Craig. Kevin Vecchiarelli was present representing JVA Consulting Engineering.

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

With 14 properties represented in person and seven by proxy a quorum was confirmed.

III. ALPENSEE DRIVE UPDATE

The School District provided a presentation of several options for Alpensee Drive:

1. Option 1 - widens the existing road for one additional lane for a total of three, with the pedestrian lane closest to the houses. This option works within the current budget. Currently, half of the road is on Association property and the other half is on School District property.
2. Option 2 – leaves the existing lane for bike/pedestrians and moves the other two lanes. The cost is estimated to be more than \$500,000 with a budget of only \$200,000 (financially unfeasible).
3. Option 3 – goes back to what was there for the last eight years. The road would be one way northbound for cars and there would be one lane for pedestrians/bike. The School District would take on the expense of a southbound lane that is somewhat separated on School District property. The road would be east of the gas line easement. This option would exceed the budget but will still be pursued. A new easement will need to be written between Farmers Grove and the school district. An owner noted there should be speed bumps.

Tom Pulk said the bike path was not plowed consistently last year. Woody Bates agreed and said it depended on the plow driver. Tom Pulk said the speed limit signs disappeared. He requested a low speed limit, speed bumps and occasional police presence. Woody responded that the speed limit signs were stolen, speed bumps cause drainage issues and asphalt damage, and the Sheriff will not ticket on a private road.

The current easement agreement states the maintenance costs will be proportional to usage, which is approximately 90% related to the school. An owner said the speed bumps were damaged and should be replaced. John Ryan noted that the elementary school bus stop was on the south side of Jarelle Drive. Kerry Buhler said addition of a crosswalk could be explored.

Chris Guarino requested one point of contact who can speak on behalf of the membership.

IV. APPROVE PREVIOUS MEETING MINUTES

Val Sprenger motioned to approve the minutes of the October 5, 2017 Annual Meeting as presented. Alex Gelb seconded, and the motion carried.

V. FINANCIALS

A. 2017 Year-End Financial Report

As of December 31, 2017, the Operating balance was \$2,037 and the Reserve balance was \$82,165.

B. Year-to-Date Financial Report

As of August 31, 2018, the Operating balance was \$8,091 and the Reserve balance was \$82,652. The Association was operating \$3,890 under budget. Significant variances to budget included:

1. Legal - \$680 under budget.
2. Snow Removal - \$1,600 under budget.
3. Landscaping - \$2,314 under budget. There were invoices received in September and this account is currently over budget due to pest control treatment of all trees in common areas.
4. Insurance – \$243 over budget due to addition of a fraud policy.

There were no past due owners and some owners have prepaid their dues.

The path work was completed. It was budgeted for \$1,500 and was in the reserve plan. Deb Borel thanked the owners for their assistance preparing the path. An owner requested more notice to increase participation.

C. Proposed 2019 Budget

Deb Borel reviewed highlights of the 2019 Budget, which included no change to dues. There were some adjustments in the individual line items.

Josh Laverdiere motioned to approve the 2019 Budget as presented. Christy Nelson seconded, and the motion carried.

VI. MANAGING AGENT'S REPORT

A. Completed Items

1. Received last payment of \$2,600 from Highland Meadows for reimbursement for a portion of Jarelle Drive road upgrade.
2. New owners continue to be sent information for the website for Summit Resort Group and Farmers Grove.
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 areas.
7. Continue to update website to maintain compliance with Association laws.
8. Sent spring email reminders to owners.
9. Continued monitoring of drainage throughout Farmers Grove in the spring.
10. Registered the Association with the Real Estate Commission (annually).
11. Owners are reminded to keep the outside of homes neat and tidy.
12. Owners are reminded that lawns must be maintained, and grass must be watered in the summer.

A. Owner Education

Deb Borel reviewed precautions related to use of social media and wire fraud.

VII. OLD BUSINESS

A. Alpensee Drive

There was general discussion about the proposal. Depending on the language in the easement agreement, the Association might have to provide some funds for maintenance of the pedestrian path with Option 3. The School District is not asking the Association to pay for the road work. It is not known if the pedestrian path will be plowed. Tom Pulk suggested milling half of the bike path and planting something to create a barrier. The School District could be asked to put boulders between the road and the path. It was noted that the Association could potentially be sued if there is an accident on the easement. SRG will consult an attorney to discuss this possibility.

In a show of hands, most owners were in favor of Option 3 rather than Option 1. The School District should be asked to address snow removal, speed bumps and speed control.

There was general agreement that the Board should collect owner feedback and have Deb Borel work with the School District representative. Owners not in attendance at the meeting should be encouraged to provide feedback.

Greg Sprenger suggested selling the Association portion of Alpensee to the School District. It would eliminate liability, but the Association would lose all control. Alternatively, a proposal could be made to the School District to move the sidewalk to the west side of the road on school property. This was not in any of the proposals. The first steps will be to determine the Association's liability for the easement, to request a recommendation from attorney and to compare it to the two feasible options that were presented.

VIII. NEW BUSINESS

Deb Borel said the Bylaws restricted the Board to three members. There were five, and two resigned. The Board ratified a Bylaw revision to allow from three to seven Board members.

Owner comments addressed the following areas:

1. Tom Pulk said Wednesday was not a good day for trash pick-up for part time owners. Monday or Friday would be better. Deb Borel will determine when the Timberline contract expires. The only other option for service is Waste Management because Talking Trash and Timberline merged earlier this year. She will request a bid from Waste Management.
2. Tom Pulk said the new path material is hard pack instead of gravel and some of the paths were missed. He removed weeds and took buckets of materials to widen the path by his house. The path on the west side is down to 1' wide in some areas. They are an Association responsibility. Deb Borel said the landscaping contractors recommended crusher fines instead of gravel for the paths. She agreed the other paths should have been done. She will add them to the landscaping plan for next year.
3. Tom Pulk asked about the increased price for asphalt sealing. It was \$2,375 in 2014 but is budgeted for \$13,000 for the next treatment. Deb Borel said the 2014 work was done by a friend of an owner at a very low cost, but the quality was not very good. The Reserve Plan has sealcoating scheduled again in 2020. Deb said it could be pushed out. An asphalt overlay is budgeted in 2022. The asphalt will be reevaluated by a contractor. Tom said some areas of Farmers Lane are alligatoring because of damage from 18-wheelers using the road to access Neils Lunceford (the tenant). The roads were not meant to handle that amount of weight. He suggested approaching Triangle Electric (the property owner) about paying a portion of the cost to replace the road. Derek Baum commented that the Triangle Electric property might be developed at some point in the future, which would eliminate the issue.
4. Erica Baum said she had a roof inspection and the contractor estimated the roof has one or two more years of useful life. She suggested soliciting a bulk bid for multiple homes. Deb Borel asked her to draft an email that can be distributed to all owners to develop a list of potential participants.
5. Derek Baum said he noticed over the past two years that the amount of open space being maintained is diminishing. He is mowing much of the open space. Weeds are growing very tall in some of the tree areas. Deb will follow up with the contractor.
6. John Carroll said there is a chronic lack of maintenance by some owners in the neighborhood. He is tired of looking at a chairlift in the yard across the street. Deb Borel said owners can be fined for rules violations. She informed the four owners

that did not take care of their grass this summer. She will contact the owners with the chairlift in the driveway to remind them it has to be moved.

IX. ELECTION OF OFFICERS

The term of Kyle Hausler expired, and he is willing to run again. Erica Baum motioned to nominate Kyle Hausler. John Ryan seconded the nomination. There were no other nominations from the floor. Erica Baum motioned to re-elect Kyle Hausler by acclamation. John Ryan seconded, and the motion carried.

X. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for Thursday, October 3, 2019 at 7:00 p.m.

XI. ADJOURNMENT

Erica Baum motioned to adjourn at 8:39 p.m. Greg Sprenger seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature