

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 17, 2009**

**I. CALL TO ORDER**

The meeting was called to order at 3:06 pm.

Board members in attendance were:

Valerie Sprenger, President

Rebecca Arthur, Treasurer

Dr. Amy Tomlinson, Secretary

Suzanne Kelley, Design Review Chair

Owner Ramon Gomez was also in attendance.

Representing Summit Resort Group was Kevin Lovett, Deb Borel and Peter Schutz

**II. OWNERS FORUM**

Notice of the meeting was posted on the website and mailed / emailed to all owners. No homeowners present, except Ramon Gomez, who was interested in board membership.

**III. APPROVE PREVIOUS MEETING MINUTES**

Rebecca Arthur moved to approve the minutes of the December 10, 2008 Board Meeting as presented. Suzanne Kelley seconded and the motion carried.

**IV. FINANCIAL REPORT**

Financial Report as of February 2008 close

-February 2009 close financials report that Farmers Grove has \$17,701.15 in Operating and \$50,442.16 in Reserves.

-February 2009 Profit and Loss statement reports that Farmers Grove is \$3,700.38 under budget in year to date operating expenses.

-Areas of significant underage include:

-601 – Legal \$1000 under budget

-666 – Snow Removal \$2000 under budget (timing; project to be \$1000 under budget at end of April)

-665 – Trash Removal \$750 under budget (timing, will even out after March close) – note that we have \$750 budgeted each month; proposals received from -Waste Management and Timberline exceed budgeted amount. Expect to spend at least \$250 more per month on trash alone.

**V. MANAGING AGENT'S REPORT**

Kevin Lovett reported on the following:

Complete Items

-Transition Status

- SRG has received all documents from Wildernest

- The FG / SRG website is created and working

- Notice to owners sent regarding SRG new PM Company

- SRG has ordered replacement dog poo bags; fixed broken dispenser
- Vendor Contracts
  - SRG has contacted all vendors to inform them that SRG is new management company and informed them of billing/mailling addresses
- New Owner Packet
  - Originally included:
    - Welcome Letter
    - Board of Directors List-made necessary corrections-added Ramon
    - Membership Information Survey
    - Exterior Alteration Request Form
    - Rules and Regulations
    - Website Information
  - Will Add Per Request of Amy:
    - Cost of Dues
    - Trash Pick-Up and Recycle Guidelines-every Tuesday
    - Mailbox and Mailbox Key Information
    - No Overnight Street Parking
    - Upcoming Meetings and Events
  - It will cost \$3000. to add 12 additional mailboxes
- Insurance
  - Discussed coverage and premiums. Peter offered that SRG would pay for the second one million dollars of umbrella coverage if FGHOA would pay the \$250.00 per year for the first million dollars of umbrella coverage. The total umbrella policy would be for two million dollars. Board accepted that offer. Board agreed that no D & O insurance would be included in umbrella.

## **VI. OLD BUSINESS**

### Trash Removal

-Farmers Grove will continue to use Waste Management for trash pick-up and recycle. Deb to call Jeannie Severson at Waste Management and inform her that FGHOA would sign a one year contract or will sign a 3 year contract if price would remain the same for the duration of the contract. Trash and recycle will be every Tuesday for the price of \$20/pu/pm for trash and \$3/pu/pm for recycle.

### Updating of Covenants/ Architectural Standards

-Suzanne will contact Deb Borel in regards to editing the covenants. SRG purchased PDF editing software that Suzanne will use to make changes. Deb offered to make those changes if Suzanne wanted to fax them to SRG. Proposed changes are for fences and sheds.

### Landscape Plans 2009

- Created a Request for Proposal (RFP) for Landscaping. Deb to make needed changes. (attached)
- SRG will obtain 3 proposals for landscaping (including Krassy)
- Discussed areas to be landscaped and will include in RFP
- SRG will remove stakes from aspen trees in common areas.
- Will receive separate bid for pea gravel walkway

## **VI. NEW BUSINESS**

-Current/Future project planning

### Solar Street Lights

- Filled out questionnaire from Sol
- Deb to get bids from Innovative Energy. Val to get Deb phone number for a Denver company that does solar lighting. Deb to get bids from Sol.
- Discussed a pillar with a downcast solar light as an option.
- Deb to check cost effectiveness of getting both lights at once or one a year.
- Solar Street Lights-Amy Tomlinson is on record that she wants no street lights. It was decided by the board to start with downcast lighting on Zoe Court by the newspaper box and another by the mailboxes.

### Fence Install

- No discussion on who pays. Board has agreed to pay \$500 towards the project.
- Owners of the 5 units that will help pay for the fence should meet and discuss options. Deb will send those owners e-mail to begin the process. (lots 33 and 34 and north side of 35) Breckenridge says "all or none" in regards to the fence.
- Discussed using owners construction trades to help build fence.
- Deb to call Sara Gambino regarding lumber and concrete. Deb to work with Sara to get prices on lumber, concrete, stain and digger.

### Park Improvements

- On site walkthrough on May 23 at 2:00/1 Zoe Court
- Hold off on the pavement trail system
- Improve existing rock paths-priority
- Rubber surfacing-Deb to measure playground area and obtain more information on the tiles and mulch. Subsurface for tiles, depth for mulch. Also adhesive prices and quantity. Color green is preferred to black if price is the same.
- Remove "No Trespassing" sign on berm. Sign will be replaced by a nicer one if it is needed.

### Alpanese Road Safety

- Deb to check on "Safety Walk to School Grant"
- Speed on road is a concern
- Suggested that the road be one way with a walking path

### Road Maintenance

- Pot holes need repairing-SRG to get bids to repair them
- Responsibility of road repair costs vary depending on easements. Reviewed plat map of Farmers Grove with easement information and FGHOA responsibilities.

## **VII. ADJOURNMENT**

With no further business, the meeting was adjourned at 5:00 p.m.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_