

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 14, 2009

I. CALL TO ORDER

The meeting was called to order at 9:00 am.

Board members in attendance were:

Valerie Sprenger, President
Amy Tomlinson, Secretary
Ramon Gomez, Board Member

Owners in attendance were:

Krassy Stoyanov, 8 Zoe Court
Derek Baum, 16 Audrey Circle
Tom Pulk, 54 Audrey Circle
Peg Healey, 54 Audrey Circle
Scott Vinas, 70 Audrey Circle

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 emailed to all owners.

Derek Baum – had questions regarding the shed specifications (size, color) and changes to the Architectural and Development Standards. SRG will look into siding requirements and send Baum confirmation when the changes to the Architectural and Development Standards have been recorded. Permits must also be obtained before beginning construction of shed.

Peg Healey – There was a discussion at the last board meeting in regards to leveling the berm by the mailboxes for snow storage. Peg explained that the berm by the mailboxes is protection for some of the homes from road noise and it should not be removed. There is irrigation in that berm, so trees are not dying, as originally thought.

Peg Healy and Tom Pulk – had concerns regarding the large berm and the embarrassment to the community.

- ☐ If FG cannot maintain, what good is the berm?
- ☐ The slope of berm is not manageable for maintenance purposes
- ☐ FG had no say in who did original landscaping-Environmental Logistics-it was mandated by CDOT.
- ☐ State law regarding sound mitigation
- ☐ Should be put back to the condition that it was in when project begin
- ☐ Said that there were still dead trees
- ☐ Ask for one-year warranty from date the berm is turned over to Farmers Grove.
- ☐ The condition of the berm is absurd
- ☐ Should place topsoil on berm with seed and hay to avoid erosion.
- ☐ Slope at North corner is too blind-from Farmers Lane-Derek Baum

Kevin gave the following report:

Berm-Meeting held on August 5, 2009. The following were present:

FG HOA Landscaping Representative-Tim, Greenscapes

FG HOA Property Manager-Kevin, SRG

CDOT Representative-Bob

Environmental Logistics-Dan

Contractor-Mat, Zach Dirt

- ❑ Irrigation repairs have been made by Greenscapes; CDOT is paying Tim. Additional irrigation repair pending, Greenscapes will repair (add 5 heads) and CDOT will pay Tim. FG HOA responsible for blowing out in fall – Greenscapes
- ❑ All current dead trees have been removed
- ❑ CDOT will replace any dead trees in the fall of 2009. Most trees died because irrigation was not set up good this past spring / summer and the trees received no water- we should be better off for next year with the irrigation repairs Tim has completed.
- ❑ They (Environmental Logistics) have sprayed weeds; already seeing signs of the weeds dying
- ❑ They are coming through to weed eat weeds. They will come back to spray again before fall.
- ❑ Probably will not remove rocks. They stated they would add some compost/fertilizer/ soil conditioner.
- ❑ The seed used is a fescue mix – low grow. It takes about 3-5 years to see any growth (especially since we do not have irrigation to the lawn – only drip to trees, but this was the original deal) CDOT will come in and hydro seed this fall.
- ❑ Nothing will be done for the steepness of the berm.
- ❑ Environmental Logistics will fill the hole on the top of the berm.
- ❑ Recommended that irrigation logs not be removed until 80% coverage.
- ❑ Greenscapes recommends that we ask CDOT for an extension of the warranty.

Overall, CDOT will improve the looks of the FG HOA side of the berm; no real work (besides trees) will be done to the road-side of the berm

Tim Greenscapes is overall happy with what is happening; at least headed in the right direction.

SRG will ask Greenscapes to increase irrigation on berm to two times a day. SRG will pull plans from the original contract between FG and CDOT and send a certified letter to CDOT stating official requests per contract. Also included in the letter will be safety concerns regarding the slope of the berm. Letter will go to board for approval.

Deb will set up a Friday meeting early in September with CDOT and representatives of Farmers Grove. All homeowners will be invited to attend and Tom Pulk has been invited by the board as a representative of Farmers Grove.

III. APPROVE PREVIOUS MEETING MINUTES

Val Sprenger moved to approve the minutes of the July 10, 2009 Board Meeting as presented. Ramon Gomez seconded and the motion carried.

IV. FINANCIAL REPORT

Financial Report as of June 2009 close

June 2009 close financials report that Farmers Grove has \$19,468.20 in Operating and \$55,289.09 in Reserves.

July financials not complete as of August 14, 2009 Board of Directors meeting. SRG will e-mail board members July financials when they are complete.

V. MANAGING AGENT'S REPORT

Deb Borel reported on the following:

Report Items

A. Complete Item-A letter to homeowners who still need improvements to their homes have been sent a personal e-mail. They are as follows:

- ☐ 7 Zoe Court-no response
- ☐ 20 Audrey-no response
- ☐ 29 Audrey-by end of summer
- ☐ 41 Audrey-no response

A letter via US Mail will be sent to 7 Zoe Court and 41 Zoe Court. After two weeks, a certified letter will be sent with threat of lien. 20 Audrey Circle has hired Krassy to do the work. SRG will provide him with paint colors.

*Since our meeting, Val has spoken with 41 Audrey Circle and they did receive letter and he is recovering from back surgery and will get the painting done soon. No additional letter will be sent unless work is not complete by mid-September.

VI. OLD BUSINESS

A. Updating Covenants / Architectural Standards

Covenants and Architectural Standards documents have been drafted by the attorney. Board of Directors signed to approve the new language in Amendment to Covenants and Architectural Standards and both Board Resolutions. Next step is to get Town of Breckenridge and Summit County to approve the new language. Suzanne Kelley is obtaining those signatures for us. After all signatures are obtained, it will take the attorney 1-2 days to get it recorded.

B. Solar Street Lights

Proposed bid from Innovative Energy attached. This is the bid that will be presented to homeowners at annual meeting. A sample picture of the lights will be provided to homeowners as well as an enlarged photo for presentation. Board decided not to pay for an artist rendering for presentation at the annual homeowners meeting.

C. Fence Report

Deb gave report on status of fence. When all documents have been recorded, the timing of the building of the fence will be discussed. Each homeowner who wants the fence behind their home will be responsible for paying approx. \$750 for materials, plus labor if they are not helping in the building process. Peg recommended that if there is a delay beyond this season, metal pegs are placed to avoid re-surveying next summer.

D. Alpensee Road Safety-Placement of Boulders

All five homeowners interested in boulders have been given John Bills phone number (720-201-6373) and will contact him regarding placement. They should all be in place by mid-September. They may have up to 5 boulders each. SHS will buy additional boulders if there are not enough to accommodate the five homeowners that want them. Boulders will not go in drains and will not affect drainage.

E. 2010 Trail Plan

Discussed bids for 2010 Trail Plan for presentation to homeowners at annual meeting. Bids range from \$7,000 to \$17,000 depending on scope of work. SRG will obtain bid to improve existing path in spots, and not the entire path, as well as lessen the slope of path behind lots 7 and 8.

Peg Healy suggested having 2 phases in the trail plan. Phase 1-upgrading existing path. Phase 2-add new path. Bids will be presented to homeowners at annual meeting. Peg also recommended FG not use 4x4 posts to line trail.

VII. NEW BUSINESS

Open Board Position

Broke into Executive Session for board appointment. A conference call was made to include Suzanne Kelley and Ramon Gomez, who had to leave early. With a vote of 3 to 1, Scott Vinas was appointed temporarily to the board until election held at annual meeting. There will be 4 open board positions in October.

Neighborhood Garage Sale

Neighborhood garage sale will be held on September 12, 2009. SRG will call Bud Hall regarding donation of dumpster from September 12-15. If no donation, ask for a discount. Dumpster will be placed in parking area across from mailboxes.

Curb Damage

The County has been contacted regarding the curb drainage. They are in the process of meeting with CDOT regarding the draining in that area. John, the Director of Road and Bridge, will contact me when there has been a resolution.

Snow Removal of Shared Driveways

Board has decided not to take a stance on this issue. It will be handled between homeowners.

Stop Sign

Stop sign at corner of Jarrelle and Farmers Road needs to be permanently placed-still in temporary bucket. SRG will call Road and Bridge to follow up.

Vole Control

SRG will call Mountain Pest regarding reducing population of voles throughout neighborhood.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on Saturday, September 26, 2009 at 3:00 p.m. It will be held at the office of Summit Resort Group. Annual homeowner meeting will be held on October 10, 2009 at 5:00 p.m. at the Community and Senior Center in Frisco.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 11:10 a.m. with a motion by Valerie Sprenger and a second by Scott Vinas and the motion carried.

Approved By: _____
Board Member Signature

Date: _____