

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 26, 2009**

**I. CALL TO ORDER**

The meeting was called to order at 3:05 pm.

Board members in attendance were:

Valerie Sprenger, President  
Suzanne Kelley, DRC Chair  
Scott Vinas, Board Member  
Ramon Gomez, Board Member

There were no owners other than BOD members were in attendance.

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website and emailed to all owners.

**III. APPROVE PREVIOUS MEETING MINUTES**

Suzanne Kelley moved to approve the minutes of the August 14, 2009 Board Meeting as presented. Scott Vinas seconded and the motion carried.

**IV. FINANCIAL REPORT**

Financial Report as of August 2009 close

August 2009 close financials report that Farmers Grove has \$16,073.94 in Operating and \$56,976.38 in Reserves.

August 2009 Profit and Loss statement reports that Farmers Grove is \$340.15 under budget in year to date operating expenses.

Areas of significant underage include:

621 – Insurance - \$970 under budget  
666 – Snow Removal \$2,500 under budget

Areas of significant overage include:

601 – Legal - \$519 over budget  
611 – Management Fees - \$1,540 over budget  
665 – Trash Removal - \$638 over budget

Val Sprenger made a motion to move \$40,000 from the Reserve account into a CD. Scott seconded and the motion carried.

2010 Proposed Annual Budget

Motion to decrease the amount of contribution into reserves for 2010 to balance the proposed budget was made by Suzanne Kelley and seconded by Val Sprenger. With all in favor, the motion carried. No dues increase proposed for 2010.

Scott Vinas moved to accept the financials as presented. Ramon Gomez seconded and the motion carried.

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

Deb Borel reported on the following:

### Complete Items

- ☐ Covenants have been updated, signed and recorded
- ☐ Alpanse Road-John Bills met with homeowners and boulders are in the process of being placed by SHS
- ☐ Neighborhood Garage Sale and Dumpster placement-board recommended having garage sale in late June or early July next year.
- ☐ Greenscapes increased irrigation on berm to three times daily
- ☐ Path improvement by Krassy

### Report Items

#### Home Improvements

- ☐ All homes that were ask to make improvements have done so. Next spring, a board member will do a walk through and letters will be sent out before June.

#### Fence

- ☐ With the signing of the governing documents, survey complete and DRC approval, the fence is ready to begin being built.

#### 2010 Trail Plan

- ☐ Board decided to hire Krassy for \$499.99 to improve current path in lieu of new path throughout subdivision. Path looks great!

## **VI. OLD BUSINESS**

### **A. Solar Street Lights**

Board agreed that with current economic condition, no HOA presentation on Solar Street Lights for 2010.

### **B. Berm**

Reviewed report from Tim at Greenscapes regarding berm. SRG will set up meeting with CDOT to go over original contract and what still needs to be done. The main things that the board would like to pursue with CDOT is the rain sensor, 4 inches of topsoil that is suppose to be on the berm and re-seeding after topsoil is in place. Board also expressed the need for homeowners to follow the guidelines for noxious weeds in Summit County. The berm will never be weed-free if they are present in homeowner yards.

### **C. 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. Director of Road and Bridge, will contact me when there has been a resolution.

**D. Vole Control**

Mountain Pest will bait common areas for Voles in October 2009. Will re-assess in springtime to see what maintenance is necessary.

**VII. NEW BUSINESS**

Amendment to Covenants for Non-Gas Stove

Board unanimously agreed that it is not cost effective to add the amendment to the covenants at this time. It would cost approximately \$1,500 in legal fees to make this change.

Snow Plow 2009-2010

SRG presented 4 bids for snow removal 2009-2010 season. Scott Vinas made a motion to sign a 6-month contract with Plow Jockey for the same rate as last year, \$1,500 per month, and Valerie Sprenger seconded it. All were in favor and the motion carried.

2009 Annual HOA Meeting

Board discussed the agenda of the annual meeting on October 10, 2009.

**VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Saturday, October 10, 2009 after the annual HOA meeting to elect officers and set a BOD meeting date.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 5:00 with a motion by Valerie Sprenger and a second by Scott Vinas and the motion carried.

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

Board Member Signature

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