

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 17, 2010

I. CALL TO ORDER

The meeting was called to order at 4:46 pm.

Board members in attendance were:

Valerie Sprenger, President
Amy Tomlinson, Vice President
Scott Vinas, Treasurer

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.
Homeowner, Bud Hall, was also present.

III. APPROVE PREVIOUS MEETING MINUTES

Amy Tomlinson moved to approve the minutes of the June 10, 2010 Board Meeting as presented. Val Sprenger seconded and the motion carried.

IV. FINANCIAL REPORT

Kevin Lovett presented financial report as follows:

June 2010 Close Financials

July 2010 close financials report \$7,427.51 in the operating account, \$17,247.24 in the Alpine Reserve account and \$40,747.22 in the Alpine CD.

June 2010 close Profit and Loss statement reports that Townhomes are \$7,559.53 over budget in operating expenses.

Areas significantly under budget:

601 – Legal \$954

Areas significantly over budget:

621—Insurance - \$516.82 – for umbrella policy that board elected to add
662—Irrigation - \$740.58 – Charge of \$135.35 per quarter on months with no use not in budget. Irrigation of berm/price of water.
665 – Trash Removal - \$2,958.75 – pay trash quarterly and is in budget to pay monthly. Will catch up each month. Dump fees keep going up.
674—Landscaping - \$3,573.05-prepayment of landscaping.

The A/R summary reports that three homeowners are not current in dues. Late notices have been sent.

Amy Tomlinson made a motion to accept the financials as presented. Scott Vinas seconded and the motion carried.

2011 budget

Projected expenses for 2011 increase over current year expenses by \$2,292 (annual).

Areas of change from the 2009-10 budget to the 2010-11 budget include

- 611 Management Fees \$550 increase (\$50 per month)
- 621 Insurance \$104 increase
- 622 Irrigation Water-\$674 increase
- 665 Trash Removal - \$880 annual increase-dump fees
- 669 Electric -\$84 annual increase-actual for this year

Two budgets will be presented at the annual meeting in October.

Option A – Option A budget includes a \$3.82 increase in dues and has the reserve contribution the same as last year.

Option B - Option B budget includes an \$8.00 increase in dues. Of that increase, \$3.82 would be to cover the above increases and \$4.18 will be added to reserves to begin building that account after a decrease of contribution last year.

V. MANAGING AGENTS REPORT

A. Complete Items-

- ☐ Spring walk through complete and notices sent.-A compliance drive through will be completed with follow up letters to those homeowners not in compliance. 14 days will be given to those with weed violations. SRG can mow for \$50 per hour. House painting must be scheduled or completed by October 1, 2010. In the future, notices will be sent as violations are noticed, not as a scheduled drive through.
- ☐ Alpanse one-way
- ☐ Snowplow bids received and sent to BOD members.

B. Report Items-

VI. OLD BUSINESS

A. Speed Bumps –

The total price for four speed bumps will be presented to homeowners at the annual meeting.

B. Spring Walk-through-Deb and Scott drove through the subdivision on July 14. Eight emails were sent to homeowners with violations. Two have responded back to me with questions about paint colors and plans. Deb will call homeowner regarding branches in common area that came from his home.

C. Berm – I have talked to John Kelley regarding the plans for the berm. As of meeting date, have heard nothing from him about plans. Will get bids for spraying of weeds. Deb will email John and ask him to provide a homeowner update at annual meeting.

D. Fence update—Placement of fence has been placed on hold.

VII. NEW BUSINESS

- A. Homeowner Concerns-FG homeowner is upset about the landscaping among other things. He is not satisfied with Neils Lunceford and the quality of service. He is not happy with SRG management of Farmers Grove. He wants someone from SRG to drive through FG daily to make sure things are going well. SRG will put together bid for daily site visits for Farmers Grove.
- B. Neils Lunceford - SRG will contact NL regarding the areas skipped in maintenance.
- C. Mailbox request-Candace Winkle, owner in Highland Meadows, called to ask permission to place 30 mailboxes by yours. They were told by the Post Office that the route cannot be more than ½ mile from the current one, so this is what they propose. Board said that they may not install mailboxes there.
- D. Waste Management-SRG will contact WM about monthly billing instead of quarterly. SRG will check on increase in billing.
- E. Irrigation-SRG will call Greenscapes about cutting irrigation time back.
- F. Playground-Scott Vinas recommended that there be an annual inspection of playground equipment.
- G. Amy Tomlinson made a motion to appoint Heidi Wickham to the board of directors until the annual meeting.
- H. Annual Meeting Update-
 - ☐ October 9, 2010 at 10:00 am
 - ☐ Reviewed Annual meeting notice packet
 - ☐ Food-donuts, coffee and juice. Also will provide juice boxes for children

VIII. NEXT MEETING DATE

The next Board of Directors meeting date will be on October 9, 2010 at 9:00 preceding the annual meeting.

IX. ADJOURNMENT

With no further business, Amy Tomlinson adjourned the meeting at 7:00 with a motion and a second by Val Sprenger and the motion carried.

Approved By: _____
Board Member Signature

Date: _____