

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 22, 2013**

I. CALL TO ORDER

The meeting was called to order at 2:00 pm.

Board members in attendance were:

Valerie Sprenger
Scott Vinas
Jerry Westhoff
Heidi Wickham

Also in attendance were Carlo Gambino in person and Maria Iriarte via telephone.
Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to all owners. Homeowner Maria Iriarte was present via telephone and Carlo Gambino was present in person.

III. APPROVE PREVIOUS MEETING MINUTES

Valerie moved to approve the minutes of the October 16, 2012 Board Meeting as presented.
Scott seconded and the motion carried.

IV. FINANCIALS

Financial Report as of December 2012 close

December 2012 close financials report that Farmers Grove has \$254.20 in Operating and \$30,316.26 in Reserves. In the Alpine CD, there was \$30,268.39.

Areas of significant variance include:

- ☐ 601-Legal-\$949.15 under budget
- ☐ 607-Miscellaneous-\$542.39 over budget
- ☐ 608-Copies and Office Supply-\$529.02 over budget
- ☐ 621-Insurance-\$696.01 over budget
- ☐ 662-Irrigation-\$1,415.40 over budget
- ☐ 665-Trash Removal-\$432.24 under budget
- ☐ 666-Snow Removal-\$1,800 under budget
- ☐ 677-Landscape Maintenance-\$957.80 over budget

V. MANAGING AGENTS REPORT

Complete Items-Deb Borel reported on the following:

- ☐ Sent owners HB 1237 information/survey and notice of meeting
- ☐ Met with two engineers regarding design plan
- ☐ Jerry and Deb met with Robert from the County regarding necessary process of re-grading
- ☐ Jerry met with owner of 8 Zoe Court to explain the process of the re-grading project
- ☐ Followed up with Greenscapes about the repair of one homeowner's landscaping
- ☐ Continue to keep website updated and compliant

- ❑ Contacted Collection Agency regarding Plow Jockey
- ❑ Removed plastic playground equipment from common area

VI. OLD BUSINESS

A. Motions via email – None

B. Re-grading Update

A homeowner on Zoe Court contacted Robert Jacobs, of Summit County Engineer, informing them of the re-grading project. Jerry and Deb met with Jacobs and there were additional steps that Farmers Grove needed to take before beginning the project. The first was to obtain a design plan. The bids to create a design plan are between \$1,000 and \$2,000. Secondly, the county requires that a drainage permit be pulled. The cost of the permit could cost up to \$1,980. The cost to do the re-grade and the landscaping is \$5,000. Per the annual meeting, the owners approved \$5,000 for the entire project. The project was placed on hold due to weather and timing, since there were so many additional steps to take. In the spring 2013, the board and management company will meet on site to assess the landscaping that has been added to see if it has affected drainage. At that time, a decision will be made to determine if the re-grade is necessary. The odd weather pattern in the spring of 2012 created drainage issues all over the county, so it will most likely not happen again, but the board and management company will keep a close eye on that area of the subdivision to avoid flooding this spring.

C. DRC Committee Update-No DRC update

VII. NEW BUSINESS

A. Dogs for tenants-

- ❑ Rules and Regulations-Scott spoke to tenant violation and of possibly amending the declarations.

B. Parking

- ❑ The Architectural and Development Standards state that only 2 automobiles are permitted per household on the property. Architectural and Development Standards may be amended by the Design Review Committee and approved by the Board of Directors.
- ❑ In the Declaration it states “Parking of vehicles on the Property or any portion thereof is permitted with respect to a Lot only within parking spaces constructed with the prior approval of the Design Review Committee and such parking shall be used only by the owner or Lessee of such Lot or their guests for the parking of personal vehicles.”

C. Declarations amendment-Each Board member will review the Declaration and make suggestions at the next meeting of things they would like to see changed if there were an amendment to be done to the Declaration.

D. Spring cleaning-Carlo mentioned an issue with rocks being moved and trash being pushed into his yard by the snow removal companies each year. In the spring as the snow melts, SRG will have the rocks replaced and the trash removed from his yard.

E. Management Agreement Renewal-Val is getting bids from two additional management companies and will report to board via email. After bids are obtained, the board will vote on who the management company will be beginning February 1, 2013.

F. Records Inspection Policy Update-Scott made a motion to approve the revised Records Inspection Policy. Heidi seconded and with all in favor, the motion carried.

- G. Alpanse 3 Commercial Lots-Val received an email from Kitchenscapes stating that there could be deed restricted housing development go in on the lot in front of the commercial building.
- H. PV for Summit County School District-Scott explained where the solar panels would be placed for high school stadium lighting if they chose to install them.
- I. Jarelle Road-SRG will let Aichholz know they are supposed to be plowing Jarelle. SRG will discuss with Aichholz the timing of the plowing and the condition of the roads after the plow. In the springtime, the board will work with the county to possibly take over the maintenance of Jarelle.
- J. Violation – Board and Management Company will work together to be consistent with violation notices throughout the subdivision.
- K. The rock at the corner adjacent from the mailboxes keeps being moved, and road is eroding. There are also issues with someone driving on the landscaping along Dickey Drive. Scott made a motion to hire SRG to put three stakes along Dickey Drive and one stake adjacent from mailboxes and move the rock back to where it goes at a cost that will not exceed \$300. Jerry seconded and the motion carried.
- L. The garbage can next to mailbox area-Jerry moved that the recycle bin be removed. Heidi seconded and the motion carried.
- M. Guest parking-overflow parking is for guests, not owners. Board will address as they review the Declaration.
- N. Christmas decorations must be taken by March 1, 2013.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on April 9, 2013 at 2:00 pm. Agenda will be posted on website prior to meeting.

IX. ADJOURNMENT

With no further business, Scott adjourned the meeting at 3:30 pm with a motion and a second by Jerry and the motion carried.

Approved By: _____ Date: _____
Board Member Signature

After the board meeting adjourned, Val voted against the removal of the recycle tote at the mailboxes. Jerry also voted against it, and with Scott's rescinding his vote, the bin will remain.