

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23, 2015

I. CALL TO ORDER

The meeting was called to order at 3:33 pm.

Board members in attendance were:

Valerie Sprenger
Jim Curcio
Jerry Westhoff
John Ryan
Alex Gelb

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Homeowner, Greg Sprenger, was present.

III. APPROVE PREVIOUS MEETING MINUTES

Jim moved to approve the minutes of the September 9, 2014 and October 4, 2014 Board Meetings. John seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of December 31, 2014 fiscal year-end close as follows:

- a. December 31, 2014 close financials report that Farmers Grove has \$2,309.28 in Operating and \$81,001.54 in Reserves.
- b. The Profit and Loss reports that as of December 31, 2014, Farmers Grove is \$2,555.45 over budget in operating expenses. It was noted that the majority of overage was in legal.
- c. The Board discussed major areas of variance.
- d. All owners are current with dues.
- e. The board and management discussed the snow removal on the outside corner of Audrey Circle on the north side of the neighborhood. SRG will contact the snow removal company and ask if he would meet with Josh Laverdiere at 75 Audrey Circle regarding snow storage.
- f. After the winter season the owner of 70 Audrey Circle will be reminded that his snow wall or any item cannot impede the snow storage.

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Timberline Disposal's contract is in place for snow removal at Farmers Grove.
- b. An email was sent to owners regarding the plat amendment approval, maintenance transfer of Jarelle update and pet waste removal.
- c. Jerry and Deb met with the County regarding the maintenance transfer of Jarelle.

B. Pending Items

- a. Governing Document Amendment is pending.

C. Report Items

- a. Voles baiting will continue in the spring.

- b. Plat amendment approval is complete!
- c. As a follow up to the last Board meeting, owners must ratify Special Assessments.

VI. MOTIONS VIA EMAIL

Jim made a motion to ratify the approval of the following motions that took place via email.

- 10/6/14 – SBR contracted to provide snow removal services for the 2014-15 season.

Alex seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update – Laura Stebben’s addition is pending.

B. Jarelle Maintenance

Jerry and Deb attended a BOCC meeting on Tuesday, January 13.

- i. The BOCC unanimously approved taking on the probationary maintenance of Jarelle Drive pending the following: (costs are rough estimates)
 - 1. Geotech Engineer - \$2,000
 - 2. Survey - \$1,000
 - 3. Mill and Repave (500’ x 22’ – the County paved Farmers Lane to Dickey, so the area to be paved is from Dickey to Alpansesee) - \$25,000
 - a. \$2 square yard to mill
 - b. \$17 square yard pave three inches thick (with oil prices so inexpensive, asphalt prices should be low this summer)
 - 4. Contingencies or culverts - \$10,000
- ii. Steps
 - 1. Hire attorney, Felice Huntley, to contact High School and Highland Meadows regarding the cost share of the upgrading of Jarelle.
 - 2. Contact Robert Jacobs at the County to request an RFP.
 - 3. Obtain Contractor estimates
 - 4. Send information to owners to give them options and cost comparisons. This letter will include specifics including anticipated costs, involvement of school district and Highland Meadows, timeliness of project, etc. Owner approval will be no later than the end of March.
 - 5. Hire Geotech Engineering firm to provide design plan
 - 6. Hire a company to provide a survey.
 - 7. October 1, 2015 completion date and walk through with County.
 - 8. Probationary maintenance will take place through October 31, 2017, and then full maintenance will begin.
- iii. SRG will keep Robert Jacobs updated throughout the process. They are very interested in this taking place.
- iv. Jerry made a motion to hire Felice to draft a letter to the school district and to the representative of Highland Meadows regarding the maintenance responsibility of the easement agreements. Jim second and with all in favor, the motion carried.

C. Governing Documents Amendments is pending

VIII. NEW BUSINESS

A. Quiet Hours – The board agreed that quiet hours would not be implemented in Farmers Grove.

B. Internet / Cable Bulk Rates – SRG will inquire if Comcast would provide bulk Internet and cable in the subdivision. If they would provide the service, a survey will be sent to owners to determine interest.

- C. An owner at 105 Alpansee would like a mailbox at Farmers Grove. The mailbox originally designated for the association will be assigned to this owner.
- D. Jim made a motion to sign an addendum to the property management agreement for a one-year extension with Summit Resort Group with no fee increase. Jerry seconded and with all in favor, the motion carried.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in the spring. SRG will poll the Board in March.

X. ADJOURNMENT

With no further business, at 4:42, Val made a motion to adjourn the meeting. Alex seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____