

Farmers' Grove HOA Annual Meeting

**Friday, June 16th
Frisco Senior Center · 6:30 pm**

Please plan on attending or send in your proxy

Saturday, June 17th

Community Cleanup 9am

**Meet in the commons area, please bring gloves,
rakes and trash bags.**

Community BBQ 4pm

Bring your own meat and a dish to share

FARMERS' GROVE ASSOCIATION, INC.
PO BOX 1151
FRISCO, COLORADO 80443

Agenda
Farmers' Grove Association, Inc.
Annual Meeting

6:30 PM, Friday, June 16th, 2006
Summit County Community and Senior Center
0151 Peak One Blvd.
Frisco, CO 80443

- I. Call to Order**
- II. Establishment of Quorum**
- III. Approval of 5/21/2005 Minutes**
- IV. Board of Directors' Report**
 - a) CDOT update
 - b) Mailbox update
 - c) Pet waste problem
 - d) Landscaping
 - i. Establish committee for green space planning
 - ii. Community upkeep of landscaping
 - iii. Schedule of participation or assessment will be levied
 - e) Possible dues increase
 - f) gravel for edging
- V. Financial Reports**
 - a) Financial Year 2005
 - b) Financial Year 2006 (YTD)
- VI. Proposed Budgets**
 - a) Operating Financial Year 2006
 - b) Capital Budget Financial Year 2006
- VII. New Business**
- VIII. Election of Board Members- 2 members, 3 year term**
- IX. Adjournment**

HOA – Farmer's Grove Meeting

6/16/2006

I. Call to order

Peg Healey (54 Audrey Circle) called to order the regular meeting of the **HOA** at **6:40 pm** on **6/16/2006** in **Frisco**.

There are currently 19 Physical represented members and 4 proxy's with a total established forum of 23.

II. Approval of minutes from last meeting

Peg Healey (54 Audrey Circle) The minutes were approved as read with correction of **Peg Healey's** term being one year and **Bud Hall's** term being 3 years. Motioned from floor minutes excepted as amended.

Open issues

a) CDOT update (Highway Noise & Wall/Burm

- **Wes Geoff** Speaks (representing CDOT)
 - Appreciates HOA
 - Moved alignment 50 ft
 - All roadway services and drainage in ride away
 - Alignment reduced impact on HOA property and noise level
 - Noise level 20 years
 - Marginal
 - Suggest noise wall
 - Careful about surrounding businesses
 - Noise level justified would reduce impact 5 decimals and be economically pleasing
 - Visual Aides of Project shown
 - Options 1-4 for noise walls
 - Cannot build noise wall full height
 - Full height at entrance with visual barrier
 - Short 4 ft above existing road
 - State will not upkeep any vegetation on wall
 - Wall can be extended to North property line-wall loses effectiveness where car noise, however wall will take wine of tires away.
 - If projections are wrong and noise is heavier than expected, does HOA lose right to build wall later?
 - **(Wes Geoff)** Yes and No. Money is available to do it now. They have to stay in compliance and everything has to be approved by county.
 - Is it possible for business owners to place signs on outside wall?
 - **(Wes Geoff)** It is a possibility but there are laws.
 - Political divisions and subdivisions can identify themselves
 - Businesses cannot place signs on walls.

- **Thomas Pulk** (54 Audrey Circle) Isn't that where it is now?
- **(Wes Geoff)** No, Guessing around 4 ft. At far North end 5-8 ft berm depends how much move into property. Southside more room – maint. close to full capacity.
- **Budd Hall** (50 Audrey Circle) South Drainage issue – height of berm impact?
 - **(Wes Geoff)** Looking into it, may improve slightly, looking into how to relieve some water
- **Bud Hall** (50 Audrey Circle) In meeting County Commissioners and CDOT opposes wall. County Commissioner feels wall will compromise
- **Mike Wickman** (94 Audrey Circle) Specific soil for Berm?
- **(Wes Geoff)** Yes. Ex: Berms on I-70 provides growth. Cannot guarantee existing berm isn't going to continue to
- **Ina with CDOT** If berm is decided on CDOT will be heavily involved in landscaping. Insure planting will be something people will want to see. HOA & County Comm. decide wall selected.
- **Thomas Pulk** (54 Audrey Circle) Any walls that can be driven by and seen as an example?
- **(Wes Geoff)** Built berm with rock through Idaho Springs on right side. With berm wall you won't be able to see parking. The guy on property said it made a significant difference on his property.
- **(Ina from CDOT)** Cannot give examples of berms with any trees, only berm among I-70 along Dillon Valley, Hwy 9 North berm boulders and seeding successful.
- **(Wes Geoff)** Vail association berm on Interstate East and West side, hides maintenance successfully
- Berm grow more than weeds?
- **(Wes Geoff)** Landscape plan and irrigation system designed to be easily maintained, he would be happy to come back and show preliminary plans. County has a say so in plans.
- **(Ina from CDOT)** If wall built around subdivision than wall will shade whatever is there. Shady environment. Issues involved with either option. HOA & County responsible if something is out of scale cost wise.
- (?) Suggest 7/11 meeting work session. You will get a clear idea on what you asking and what you will end up with.
- Wes will leave visual aides until Monday for review

b) Mailbox Update

- **Scott Vinas** (70 Audrey Circle) Jerry and him are working hand in hand to complete goal for cluster lock mailbox put in by end of summer.
 - 15 ft x 5 ft pad, 3 cluster boxes with 16 mail boxes each, total 48. 1 HOA leaves 47 available for community

- **Scott Vinas** (70 Audrey Circle) Home owners need to be responsible for animals
- **Budd Hall** (50 Audrey Circle) Suggests Holders to drop feces
- **Thomas Pulk** (54 Audrey Circle) Does not want container on his property that is only going to be picked up once a week.
- **(?)** The reciprocal is designed to e minimal odor
- **(?)** Bags to take home? Suggest reciprocal that is further away from homes
- **Budd Hall** (50 Audrey Circle) How far away is acceptable and how far to drive?
- **Budd Hall** (50 Audrey Circle) Homeowners responsible, bags posted at each entrance.
- **Peg Healey** (54 Audrey Circle) Vote for Pet Waste Bag Stands being placed at the entrance and exit.
- Motion Approved

d) Landscaping

- **Budd Hall** (50 Audrey Circle) Establish committee for Green Space planning. Walls/berms/common area @ Audrey Circle
- **Roxanne Hall** (50 Audrey Circle) Volunteers
- **Heidi Wickman** (94 Audrey Circle) Volunteers
- **Deborah Shoop** (65 Audrey Circle) Asks what is involved in volunteering
- **Bud Hall** (50 Audrey Circle) Design common area, landscaping, upkeep
- **Roxanne Hall** (50 Audrey Place) Volunteers Kristy Nelson, 73 Audrey Place
- **Bud Hall** (50 Audrey Circle) No one is contracted for mowing, purposed through board community volunteer for upkeep
- **Bud Hall** (50 Audrey Circle) Actual Plan Each Household, 4 houses a week, for 13 weeks through September will volunteer.
- **Bud Hall** (50 Audrey Circle) You can buy yourself out of volunteering for a fee or HOA can raise dues and contract the work out.
- **Bud Hall** (50 Audrey Circle) Need to buy mower, trimmer, spreader, sprayer and any other equipment
- Do dues revolve around landscaping alone?
- **Bud Hall** (50 Audrey Circle) NO
- **Tom Clancy** (20 Audrey Circle) Use to manage landscape with a volunteer program, people were not available, volunteer programs typically fail. He is opposed to it.
- **Tom Pulk** (54 Audrey Circle) Concern is that there is no money in the budget. Could find someone to do it at a reasonable cost. How much willing to raise dues?
- Any figures for options?
- **Carman Vinas** (70 Audrey Circle) dues increase, special assessment this year or whatever the cost is divided by 50 homes
- \$20 a month?
- Options are Saturday morning 4 hours, extra due increase or buy self out?

- **Thomas Pulk** (54 Audrey Circle) Can we cover shift if we cannot make it?
- Last year when asked for volunteering only 7-8 people showed up out of 50 homes
- **Rhonda Westoff** (29 Audrey Circle) more clean up days if you can't make it
- No fines for dog waste
- **Thomas Pulk** (54 Audrey Circle) Not only green space, also berms and gully
- **Thomas Pulk** (54 Audrey Circle) We can pay it
- **Rhonda Westoff** (29 Audrey Circle) How many people and weekends?
- 4 households per weekend, households have one weekend a piece
- **Matt Dayton** (87 Audrey Circle) Funding key to maintain, HOA huge factor in buying. \$100.00 is a huge difference, HOA dues lower than most
- **Tom Clancy** (20 Audrey Circle) Dues higher in Condominiums, own house and land dues are lower
- **Matt Dayton** (87 Audrey Circle) Want clear factor for dues
- **Carman Vinas** (70 Audrey Circle) Decide to volunteer for summer, handle dues next year at annual meeting
- **Carman Vinas** (70 Audrey Circle) Volunteer program with fine this summer only?
- **Tom Clancy** (20 Audrey Circle) Agrees for this year
- **Bud Hall** (50 Audrey Circle) Cost this year is going to resealing roads
- **Peg Healey** (54 Audrey Circle) Originally told that the asphalt would last 15 years. Trying to extend life of roads
- **Bud Hall** (50 Audrey Circle) Ourselves or do assessment?
- **Thomas Pulk** (54 Audrey Circle) Take care of ourselves?
- **Tom Clancy** (20 Audrey Circle) Hard to vote for a special assessment without knowing cost
- **Thomas Pulk** (54 Audrey Circle) Make decision to board for special assessment
- **Tom Clancy** (20 Audrey Circle) What is the cost from last year? Guessing minimum maintenance would be around \$5000.00.
- **Bud Hall** (50 Audrey Circle) Last year had weeds and mowing with money, needs to be maintained more often.
- (?) What about different concepts of landscaping?
- **Bud Hall** (50 Audrey Circle) Native grass is fine
- **Bud Hall** (50 Audrey Circle) Two choices, we either pay someone or get enough volunteers for this summer only.
- **Thomas Pulk** (54 Audrey Circle) What about fine and check in?
- **Bud Hall** (50 Audrey Circle) Are we going to do it? Approx \$2000.00 a month for 4 months. Put schedule up who is going to volunteer and when
- **Tom Clancy** (20 Audrey Circle) Buy enough equipment for 4 households to supply

- Motion carried, dues raised \$10 effective July 1st.

f) **Gravel**

- (?) Gravel scraped away, interested in truck delivering gravel and homeowners lay down themselves?
- (?) Approx \$18 per household
- **Scott Vinas** (70 Audrey Circle) 4 feet off roadway
- **Austin Mackrill** (46 Audrey Circle) Thinks it would be the best idea because it would be uniformed
- **Austin Mackrill** (46 Audrey Circle) What kind of material?
- **Bud Hall** (50 Audrey Circle) Road based unwashed processed
- **Tom Clancy** (20 Audrey Circle) How?
- **Bud Hall** (50 Audrey Circle) Take truck and dump gravel at each house
- **Tom Clancy** (20 Audrey Circle) Fill pile before each snow
- **Austin Mackrill** (46 Audrey Circle) Fines?
- **Bud Hall** (50 Audrey Circle) Idea to maintain HOA where should be and keep property values up
- **Carman Vinas** (70 Audrey Circle) Similar to drive ways
- **Thomas Pulk** (54 Audrey Circle) Voting? Propose we as a community have gravel delivered and HOA maintain snow area
- **Peg Healey** (54 Audrey Circle) Motion to bulk purchase road base of street
- Motion passed

g) **Budget**

- **Carman Vinas** (20 Audrey Circle) 2005 Budget of \$35,000 in expense requested. Collected \$39,427. 2 mo at closing for working capitol assets. Transfer fees home sales \$25 fee for title co., Process paperwork, late fees, late rest, expenses \$35,000 came to \$27,700. Savings \$7500.00 over what was projected. Last year 11,\$700.00 rolled over to capital.
- **Carman Vinas** (20 Audrey Circle) 2006 proposed operating budget \$39,000. 50 homes, month, modified
 - Common area expenses - ??
 - Water – \$700
 - Pump – \$350
 - Snow removal – \$7750
 - Asphalt – \$8400
 - Management operating expense – 6 mo of maint & software \$100 month
 - Legal – \$5000
 - Insurance – Exact rate
 - Trash - Built into dues
 - Office supplies – ??
 - Landscaping – \$3471
- Any questions?
 - No Questions
- Proposed 2006 operating budget as presented

Farmer's Grove Association, Inc. PROPOSED 2006 Operating Budget

Revenues

| | | | |
|-----|-------------|------------------|--------|
| 1.) | Assessments | <u>39,000.00</u> | 100.0% |
|-----|-------------|------------------|--------|

Common Area Expenses

| | | |
|-----|--------------------------|----------|
| 2.) | Landscape and Irrigation | 3,471.00 |
| 3.) | Water | 700.00 |
| 4.) | Utilities | 350.00 |
| 5.) | Snow Removal | 7,750.00 |
| 6.) | Asphalt Maintenance | 8,435.00 |

Management and Operational Expenses

| | | |
|------|-----------------------------|---------------|
| 7.) | Accounting | 0.00 |
| 8.) | Bookkeeping | 1,200.00 |
| 9.) | Management | 0.00 |
| 10.) | Legal | 5,000.00 |
| 11.) | Insurance | 2,494.00 |
| 12.) | Trash | 9,000.00 |
| 13.) | Office Supplies and Expense | <u>600.00</u> |

| | | |
|-----------------------|------------------|--------|
| Total Expenses | <u>39,000.00</u> | 100.0% |
|-----------------------|------------------|--------|

| | | |
|--|-------------|------|
| Budgeted Excess of Operating Revenues over Expenses | <u>0.00</u> | 0.0% |
|--|-------------|------|

Budget Assumptions

- 1.) Regular Assessments - 50 Units x \$65.00 x 12 months.
- 2.) Landscaping maintenance - fertilizer, seeding, mowing, and trimming.
Irrigation system reserve - winterize, replace heads, timers, correct operation.
- 3.) Water fees are for all common area irrigation requirements.
- 4.) Utilities are for irrigation systems and the lift station.
- 5.) Snow plowing fees are for all private common roadways including Audrey Circle/Zoe Ct
- 6.) To repair cracks & re-seal roadways throughout neighborhood (common roads only - no driveways)
- 7.) This fee is associated with annual tax preparation / informational filings. DONE IN HOUSE
- 8.) Management of the books including financial statements, bank statements, invoicing, collection of payments, and reconcile receivables.
- 9.) Management and oversight of landscape maintenance, snow plow and day to day operations. DONE IN HOUSE
- 10.) These fees are in regard to the legal work on behalf of the Association.
- 11.) Liability Insurance for common areas.
- 12.) Quarterly Waste Management contract
- 13.) Office supplies associated with operations - postage, newsletter supplies, billing, etc.

Farmers Grove Association, Inc.

Statement of Revenues and Expenses and Change in Fund Balance for the period January 1, 2006 through December 31, 2006

REVENUES

| | | |
|---------------------------------|-----------|-------------------------|
| Regular Assessments | 39,000.00 | |
| Working Capital Assessments | 530.00 | |
| Transfer Fees | 275.00 | |
| Late Fees/Interest | 27.00 | |
| Missed Landscaping Penalty Fees | 1,650.00 | |
| Total Revenues | | <u>41,482.00</u> |

EXPENSES

| | | |
|---------------------------------|-----------|-------------------------|
| Accounting | 650.00 | |
| Postage/Box Rent/Keys | 197.45 | |
| SnowPlowing | 9,760.00 | |
| Landscaping | 1,851.49 | |
| Asphalt maintenance | 10,000.00 | |
| Office/Newsletter/Copy supplies | 258.32 | |
| Electric Water & Lift | 292.94 | |
| Legal | 3,003.02 | |
| Misc | 172.25 | |
| Trash | 9,025.80 | |
| Water (TOB) | 676.99 | |
| Insurance | 2,494.00 | |
| Total Expenses | | <u>38,382.26</u> |

EXCESS OF REVENUES OVER EXPENSES 3,099.74

BEGINNING FUND BALANCE 37,765.92

ENDING FUND BALANCE 40,865.66

Farmers Grove Mailbox Requests

| | | |
|---------------------------------|------------------|---------------------------------|
| John and Suzanne Kelley | 12 Audrey Circle | Breckenridge 80424 - no address |
| David and Elizabeth Overstreet | 25 Audrey Circle | Breckenridge 80424 |
| Gerald and Ronda Westhoff | 29 Audrey Circle | Breckenridge 80424 |
| Ronald and Janice Wiggins | 37 Audrey Circle | Breckenridge 80424 |
| Kristian and Amy Slaugh | 45 Audrey Circle | Breckenridge 80424 |
| Austin and Tara Mackrill | 46 Audrey Circle | Breckenridge 80424 |
| Bud and Roxanne Hall | 50 Audrey Circle | Breckenridge 80424 |
| Thomas Pulk and Margaret Healey | 54 Audrey Circle | Breckenridge 80424 |
| Raelynn and Mark Petrovich | 58 Audrey Circle | Breckenridge 80424 |
| Deborah and Kirkton Shoop | 65 Audrey Circle | Breckenridge 80424 |
| John and Kathryn Carroll | 69 Audrey Circle | Breckenridge 80424 |
| Scott and Carmen Vinas | 70 Audrey Circle | Breckenridge 80424 |
| Glenn and Christy Nelson | 73 Audrey Circle | Breckenridge 80424 |
| Guillermo L Tovar | 75 Audrey Circle | Breckenridge 80424 |
| John Mahoney | 83 Audrey Circle | Breckenridge 80424 |
| Sara and Garlo Gambino | 85 Audrey Circle | Breckenridge 80424 |
| Matthew and Janelle Dayton | 87 Audrey Circle | Breckenridge 80424 |
| Cole and Linda Newhouse | 97 Audrey Circle | Breckenridge 80424 |
| Elaine Lubic | 99 Audrey Circle | Breckenridge 80424 |
| Clayton and Kristin Schwarck | 7 Zoe Court | Breckenridge 80424 |

Homeowner Directory

| Name | Address | City | Property | Phone |
|--------------------------------------|----------------------------|----------------------------|------------------|--------------|
| John & Kathryn Carroll | 4904 Christensen Drive | Littleton, CO 80123 | 69 Audrey Circle | 303-797-5512 |
| Tom Clancy | PO Box 4386 | Breckenridge, CO 80424 | 20 Audrey Circle | 970-390-8675 |
| Barbara & Edward Cole | 15649 Harvest Mile Road | Brighton, CO 80601 | 97 Audrey | |
| Dora & Francis Collins | 22 Westview Lane | Brookfield, CT 06804 | 66 Audrey Circle | 970-547-2773 |
| Tara Cousins & Jeanne Schickl | PO Box 23875 | Silverthorne, CO 80498 | 1 Zoe Court | |
| Steven & Lori Davis | PO Box 2712 | Frisco, CO 80443 | 3 Zoe Court | 970-453-1687 |
| Matthew & Janelle Dayton | PO Box 6374 | Breckenridge, CO 80424 | 87 Audrey Circle | 970-547-2695 |
| Michel A. Dorn | PO Box 1854 | Silverthorne, CO 80498 | 4 Zoe Court | |
| Brenda & Jim Edgar | 1927 County Rd. 150 | E Seymour, IL 61875 | 37 Audrey Circle | |
| Dan & Brian Elliot | PO Box 4842 | Breckenridge, CO 80424 | 12 Audrey Circle | |
| Erick & Kim Finnestead | PO Box 2584 | Dillon, CO 80435 | 91 Audrey Circle | 970-453-5877 |
| Benjamin Friedland | PO Box 2271 | Frisco, CO 80443 | 107 Alpense Dr. | |
| Ramon Gomez | PO Box 2434 | Breckenridge, CO 80424 | 42 Audrey Circle | 970-453-7666 |
| Adolph & Penney Gonzales | PO Box 1514 | Dillon, CO 80435 | 85 Audrey | 970-453-1189 |
| Buck & Alicia Goroski | PO Box 4532 | Frisco, CO 80443 | 45 Audrey Circle | 970-453-8995 |
| Bud & Roxanne Hall | PO box 2673 | Silverthorne, CO 80498 | 50 Audrey | 970-453-5204 |
| Gregg & Jan Hodge | PO Box 4243 | Frisco, CO 80443 | 62 Audrey Circle | 970-376-2671 |
| Dylan Hollingsworth & Danalyn Rayner | PO Box 9797 | Breckenridge, CO 80424 | 15 Audrey Circle | |
| David & Ginger Johnson | 3141 S. Indiana Street | Lakewood, CO 80228 | 16 Audrey Circle | 303-520-0577 |
| Michael Keeling | PO Box 1358 | Breckenridge, CO 80424 | 41 Audrey Circle | 970-547-1421 |
| Glen Langhans & Steven Yugovich | PO Box 6372 | Dillon, CO 80435 | 57 Audrey | |
| Joshua & Dana Laverdiere | PO Box 6331 | Breckenridge, CO 80424 | 9 Zoe Court | 970-453-6270 |
| Elaine Lukic | PO Box 9038 | Breckenridge, CO 80424 | 99 Audrey Circle | |
| Austin & Tara Mackrill | PO Box 863 | Frisco, CO 80443 | 46 Audrey Circle | 970-547-4535 |
| John Mahoney | 1601 10 th Ave. | Greeley, CO 80631-5501 | 83 Audrey Circle | 970-381-5951 |
| Vladimir & Katherine Moskver | 2118 Wood Ave. | Colorado Springs, CO 80907 | 53 Audrey Circle | 719-633-6673 |
| Glenn & Christy Nelson | PO Box 1442 | Frisco, CO 80443 | 73 Audrey Circle | 970-453-4701 |
| John Norton | PO Box 2956 | Dillon, CO 80435 | 105 Alpanse | |
| Nancy Nourse | PO Box 53 | Breckenridge, CO 80424 | 89 Audrey Circle | 970-547-4498 |
| David & Elizabeth Overstreet | PO Box 2016 | Frisco, CO 80443 | 25 Audrey Circle | 970-547-8005 |
| Deborah Parochniak | PO Box 9469 | Breckenridge, CO 80424 | 19 Audrey Circle | |
| Raelynn & Mark Petrovich | 420 E County Road 10 | Berthoud, CO 80513 | 58 Audrey Circle | 970-532-7988 |
| Jon Nelson & Benjamin Pugsley | 3137 West 35th Avenue | Denver, CO 80211 | 103 Alpanse | |
| Thomas Pulk & Margaret Healey | 8979 Green Meadows Drive | Highlands Ranch, CO 80126 | 54 Audrey | 303-791-2240 |
| Bernardo & Diana Reynoso | PO Box 7399, PMB 430 | Breckenridge, CO 80424 | 101 Alpanse | |
| Cathy Mangione Schaeffer | PO Box 430 | Chatham, MA 02633 | 49 Audrey | 508-945-1819 |
| Clayton & Kristin Schwarck | PO Box 6234 | Breckenridge, CO 80424 | 7 Zoe Court | |
| Angela & Christopher Sheehan | PO Box 3327 | Dillon, CO 80435 | 33 Audrey Circle | 970-496-4303 |
| Deborah & Kirkton Shoop | PO Box 9550 | Breckenridge, CO 80424 | 65 Audrey Circle | 970-547-2833 |
| William & Julianne Simonton | PO Box 4056 | Breckenridge, CO 80424 | 79 Audrey Circle | 970-547-1625 |
| Gregory & Valerie Sprenger | 7130 Native Circle | Colorado Springs, CO 80919 | 6 Zoe Court | |
| Laura Steben | PO Box 4490 | Frisco, CO 80443 | 100 Audrey | 970-668-8484 |
| Rachina Stein | PO Box 429 | Frisco, CO 80443 | 61 Audrey Circle | 970-547-1240 |
| Krasimir Stoyanov & Anna Stoyanova | PO Box 9378 | Breckenridge, CO 80424 | 8 Zoe Court | |
| Guillermo L. Tovar | PO Box 2459 | Breckenridge, CO 80424 | 75 Audrey Circle | 970-453-6222 |
| Jason Valdez & Jay Clark | 2287 S Bannock | Denver, CO 80223 | 2 Zoe Court | 720-840-8351 |
| Scott & Carmen Vinas | PO BOX 4026 | Dillon, CO 80435 | 70 Audrey Circle | 970-547-5230 |
| Gerald & Ronda Westhoff | PO Box 337 | Frisco, CO 80443 | 29 Audrey Circle | 970-547-4402 |
| Michael & Heidi Wickham | PO Box 163 | Silverthorne, CO 80498 | 94 Audrey Circle | 970-453-9850 |
| Charles & Elizabeth Wood | 27275 St. Hwy 74 | Washington, OK 73093 | 96 Audrey Circle | |

Homeowner Directory

| Name | Address | City | Property | Phone |
|---|----------------------------|----------------------------|-------------------|--------------|
| Tara Cousins & Jeanne Schickli | PO Box 23875 | Silverthorne, CO 80498 | 1 Zoe Court | |
| Jason Valdez & Jay Clark | 2287 S Bannock | Denver, CO 80223 | 2 Zoe Court | 720-840-8351 |
| Steven & Lori Davis | PO Box 2712 | Frisco, CO 80443 | 3 Zoe Court | 970-453-1687 |
| Micheal A. Dorn | PO Box 1854 | Silverthorne, CO 80498 | 4 Zoe Court | |
| Gregory & Valerie Sprenger | 7130 Native Circle | Colorado Springs, CO 80919 | 6 Zoe Court | |
| Clayton & Kristin Schwarck | PO Box 6234 | Breckenridge, CO 80424 | 7 Zoe Court | |
| Krasimir Stoyanov & Anna Stoyanova | PO Box 9378 | Breckenridge, CO 80424 | 8 Zoe Court | |
| Joshua & Dana Laverdiere | PO Box 6331 | Breckenridge, CO 80424 | 9 Zoe Court | 970-453-6270 |
| Bernardo & Diana Reynoso | PO Box 7399, PMB 430 | Breckenridge, CO 80424 | 101 Alpanse | |
| Jon Nelson & Benjamin Pugsley | 3137 West 35th Avenue | Denver, CO 80211 | 103 Alpanse | |
| John Norton | PO Box 2956 | Dillon, CO 80435 | 105 Alpanse | |
| Benjamin Friedland | PO Box 2271 | Frisco, CO 80443 | 107 Alpanse | |
| Dan & Brian Elliot | PO Box 4842 | Breckenridge, CO 80424 | 12 Audrey Circle | |
| Dylan Hollingsworth & Danalyn Rayner | PO Box 9797 | Breckenridge, CO 80424 | 15 Audrey Circle | |
| David & Ginger Johnson | 3141 S. Indiana Street | Lakewood, CO 80228 | 16 Audrey Circle | 303-520-0577 |
| James & Deborah Parochniak | PO Box 9469 | Breckenridge, CO 80424 | 19 Audrey Circle | |
| Tom Clancy | PO Box 4386 | Breckenridge, CO 80424 | 20 Audrey Circle | 970-390-8675 |
| David & Elizabeth Overstreet | PO Box 2016 | Frisco, CO 80443 | 25 Audrey Circle | 970-547-8005 |
| Gerald & Ronda Westhoff | PO Box 337 | Frisco, CO 80443 | 29 Audrey Circle | 970-547-4402 |
| Angela & Christopher Sheehan | PO Box 3327 | Dillon, CO 80435 | 33 Audrey Circle | 970-496-4303 |
| Brenda & Jim Edgar | 1927 County Rd. 150 | E Seymour, IL 61875 | 37 Audrey Circle | |
| Victor Star, Jr & Dorothy McCarthy-Star | PO Box 74 | Frisco, CO 80443 | 41 Audrey Circle | |
| Ramon Gomez | PO Box 2434 | Breckenridge, CO 80424 | 42 Audrey Circle | 970-453-7666 |
| Buck & Alicia Goroski | PO Box 4532 | Frisco, CO 80443 | 45 Audrey Circle | 970-453-8995 |
| Austin & Tara Mackrill | PO Box 863 | Frisco, CO 80443 | 46 Audrey Circle | 970-547-4535 |
| Cathy Mangione Schaeffer | PO Box 430 | Chatham, MA 02633 | 49 Audrey Circle | 508-945-1819 |
| Bud & Roxanne Hall | PO box 2673 | Silverthorne, CO 80498 | 50 Audrey Circle | 970-453-5204 |
| Vladimir & Katherine Moskver | 2118 Wood Ave. | Colorado Springs, CO 80907 | 53 Audrey Circle | 719-633-6673 |
| Thomas Pulk & Margaret Healey | 8979 Green Meadows Drive | Highlands Ranch, CO 80126 | 54 Audrey Circle | 303-791-2240 |
| Glen Langhans & Steven Yugovich | PO Box 6372 | Dillon, CO 80435 | 57 Audrey Circle | |
| Raelynn & Mark Petrovich | 420 E County Road 10 | Berthoud, CO 80513 | 58 Audrey Circle | 970-532-7988 |
| Rachina Stein | PO Box 429 | Frisco, CO 80443 | 61 Audrey Circle | 970-547-1240 |
| Gregg & Jan Hodge | PO Box 4243 | Frisco, CO 80443 | 62 Audrey Circle | 970-376-2671 |
| Deborah & Kirkton Shoop | PO Box 9550 | Breckenridge, CO 80424 | 65 Audrey Circle | 970-547-2833 |
| Dora & Francis Collins | 22 Westview Lane | Brookfield, CT 06804 | 66 Audrey Circle | 970-547-2773 |
| John & Kathryn Carroll | 4904 Christensen Drive | Littleton, CO 80123 | 69 Audrey Circle | 303-797-5512 |
| Scott & Carmen Vinas | PO BOX 4026 | Dillon, CO 80435 | 70 Audrey Circle | 970-547-5230 |
| Glenn & Christy Nelson | PO Box 1442 | Frisco, CO 80443 | 73 Audrey Circle | 970-453-4701 |
| Guillermo L. Tovar | PO Box 2459 | Breckenridge, CO 80424 | 75 Audrey Circle | 970-453-6222 |
| William & Julianne Simonton | PO Box 4056 | Breckenridge, CO 80424 | 79 Audrey Circle | 970-547-1625 |
| John Mahoney | 1601 10 th Ave. | Greeley, CO 80631-5501 | 83 Audrey Circle | 970-381-5951 |
| Adolph & Penney Gonzales | PO Box 1514 | Dillon, CO 80435 | 85 Audrey Circle | 970-453-1189 |
| Matthew & Janelle Dayton | PO Box 6374 | Breckenridge, CO 80424 | 87 Audrey Circle | 970-547-2695 |
| Nancy Nourse | PO Box 53 | Breckenridge, CO 80424 | 89 Audrey Circle | 970-547-4498 |
| Erick & Kim Finnestead | PO Box 2584 | Dillon, CO 80435 | 91 Audrey Circle | 970-453-5877 |
| Michael & Heidi Wickham | PO Box 163 | Silverthorne, CO 80498 | 94 Audrey Circle | 970-453-9850 |
| Charles & Elizabeth Wood | 27275 St. Hwy 74 | Washington, OK 73093 | 96 Audrey Circle | |
| Barbara & Edward Cole | 15649 Harvest Mile Road | Brighton, CO 80601 | 97 Audrey Circle | |
| Elaine Lukic | PO Box 9038 | Breckenridge, CO 80424 | 99 Audrey Circle | |
| Laura Steben | PO Box 4490 | Frisco, CO 80443 | 100 Audrey Circle | 970-668-8484 |

Farmers Grove

Neighborhood Work Program

Due to the overwhelming response from last year's program, a financial savings of approximately \$9,000 in 2006, and in accordance with what the voting body has requested, the Farmers Grove HOA Board is pleased to announce the 2007 Neighborhood Work Program.

Attached you will find the schedule with your address and the date you are expected to work. Please mark the date on your calendar from 9am-12 noon. If you are unable to make this date, please call Board President Scott Vinas at 970-376-1969 or Board Vice President Wes Mumford at 970-453-6694. You may also email us at farmersgrovehoa@gmail.com. We are willing to make accommodations for those that communicate with us and plan in advance.

We are happy to announce that you can also choose to "buy" your way out of your assigned workday if you are unable or un-willing to participate. This option will cost you \$250.00 "No shows" or individual households that fail to communicate with us their absence on the scheduled work date will be assumed to want to take the "buy out" option and the fee of \$250 will be added immediately to their HOA balance.

Homeowners also have the option of having a neighbor agree to work their date for them. Please communicate/plan this with us 7 days in advance of the scheduled work date. If you are unable to work your scheduled Saturday, let us know 7 days in advance so that we can accommodate your work schedule and have the necessary equipment ready for your use earlier/later in that week.

So, where do I go and what do I do on my workday? This was a very popular question last year. This year we will have a sign up clipboard at the Farmers Grove Mail Depot located at the far north end of Audrey Circle. There you will find on a sheet just behind the sign up, tasks that need to be completed for the day. Please note, if you are working for someone or representing another household put your name and the household you are working for.

Do I need to bring my own equipment or do you provide it for me? No, we will provide you with shovels, rakes, sprayers, mowers, weed trimmer, and the appropriate safety equipment. You will be able to pickup this equipment at the Board President's home (70 Audrey Circle) after 8:45 am on your assigned day. All you will need to bring is a smile on your face, good attitude, gloves, and maybe something to keep you hydrated.

If you have any questions about the Neighborhood Work Program, please do not hesitate to call us. We look forward to a successful summer!









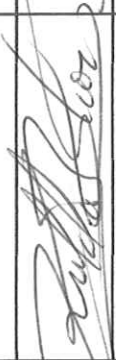
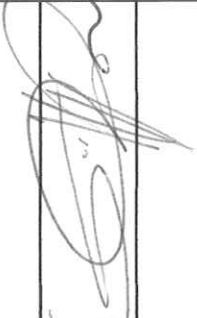
Scott Vinas – President
Wes Mumford – Vi
Peg Healey – Secret
Matt Dayton – Treas
Suzanne Kelley – DR man


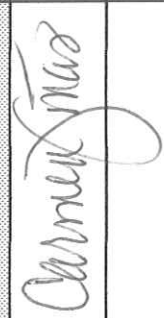







19 ATTEND 4 PROXY


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| Farmer's Grove Homeowner's Association Attendance Worksheet - 6/16/06 | | | | |
|---|-------------|-----------------|------------------|-----------------------|
| Name | Property | Owner Signature | Owner Signature | Proxy (if applicable) |
| Tara Cousins & Jeanne Schickli | 1 Zoe Court | | | |
| Jason Valdez & Jay Clark | 2 Zoe Court | | | |
| Steven & Lori Davis | 3 Zoe Court | | | |
| Micheal A. Dorn | 4 Zoe Court | | | |
| Gregory & Valerie Sprenger | 6 Zoe Court | | | |
| Clayton & Kristin Schwarck | 7 Zoe Court | Clay Schwarck | Kristin Schwarck | |
| Krasimir Stoyanov & Anna Stoyanova | 8 Zoe Court | | | Judy |
| Joshua & Dana Laverdiere | 9 Zoe Court | | | |
| Bernardo & Diana Reynoso | 101 Alpanse | | | |
| Jon Nelson & Benjamin Pugsley | 103 Alpanse | | | |
| John Norton | 105 Alpanse | | | |
| Benjamin Friedland | 107 Alpanse | | | |

| Farmer's Grove Homeowner's Association Attendance Worksheet - 6/16/06 | | | | |
|---|------------------|----------------------|-----------------|-----------------------|
| Name | Property | Owner Signature | Owner Signature | Proxy (if applicable) |
| Dan & Brian Elliot | 12 Audrey Circle | | | |
| Dylan Hollingsworth & Danalyn Rayner | 15 Audrey Circle | | | |
| David & Ginger Johnson | 16 Audrey Circle | David W. Johnson | | |
| James & Deborah Parochniak | 19 Audrey Circle | | | |
| Tom Clancy | 20 Audrey Circle | Tom Clancy | | |
| David & Elizabeth Overstreet | 25 Audrey Circle | Elizabeth Overstreet | | |
| Gerald & Ronda Westhoff | 29 Audrey Circle | Ronda Westhoff | | |
| Angela & Christopher Sheehan | 33 Audrey Circle | | | |
| Brenda & Jim Edgar | 37 Audrey Circle | | | |
| Victor Star, Jr & Dorothy McCarthy-Star | 41 Audrey Circle | | | |
| Ramon Gomez | 42 Audrey Circle | Ramon Gomez | | |
| Buck & Alicia Goroski | 45 Audrey Circle | | | Hall |

| Farmer's Grove Homeowner's Association Attendance Worksheet - 6/16/06 | | | | |
|---|------------------|--|---|---|
| Name | Property | Owner Signature | Owner Signature | Proxy (if applicable) |
| Austin & Tara Mackrill | 46 Audrey Circle |  | | |
| Cathy Mangione Schaeffer | 49 Audrey Circle | | | |
| Bud & Roxanne Hall | 50 Audrey Circle |  |  | |
| Vladimir & Katherine Moskver | 53 Audrey Circle | |  | |
| Thomas Pulk & Margaret Healey | 54 Audrey Circle |  |  | |
| Glen Langhans & Steven Yugovich | 57 Audrey Circle |  | | |
| Raelynn & Mark Petrovich | 58 Audrey Circle | | | |
| Rachina Stein | 61 Audrey Circle | | | |
| Gregg & Jan Hodge | 62 Audrey Circle | | | |
| Deborah & Kirkton Shoop | 65 Audrey Circle |  |  |  |
| Dora & Francis Collins | 66 Audrey Circle | | | |
| John & Kathryn Carroll | 69 Audrey Circle | | | |

| Farmer's Grove Homeowner's Association Attendance Worksheet - 6/16/06 | | | | |
|---|------------------|--|---|---|
| Name | Property | Owner Signature | Owner Signature | Proxy (if applicable) |
| Scott & Carmen Vinas | 70 Audrey Circle |  |  | |
| Glenn & Christy Nelson | 73 Audrey Circle |  | | |
| Guillermo L. Tovar | 75 Audrey Circle |  | | |
| William & Julianne Simonton | 79 Audrey Circle |  | | |
| John Mahoney | 83 Audrey Circle | | | |
| Adolph & Penney Gonzales | 85 Audrey Circle | | | |
| Matthew & Janelle Dayton | 87 Audrey Circle |  | | |
| Nancy Nourse | 89 Audrey Circle | | | |
| Erick & Kim Finnestead | 91 Audrey Circle | | | |
| Michael & Heidi Wickham | 94 Audrey Circle |  | | |
| Charles & Elizabeth Wood | 96 Audrey Circle |  | |  |
| Barbara & Edward Cole | 97 Audrey Circle | | | |

| Farmer's Grove Homeowner's Association Attendance Worksheet - 6/16/06 | | | | |
|---|-------------------|-----------------|-----------------|---|
| Name | Property | Owner Signature | Owner Signature | Proxy (if applicable) |
| Elaine Lukic | 99 Audrey Circle | | | |
| Laura Steben | 100 Audrey Circle | | |  |

Farmers Grove HOA Newsletter July 2006

Thank you to all who attended the Annual Meeting and the Community Cleanup. We had a great turnout and the results of all the work were impressive.

Highlights from the Annual Meeting June 16, 2006

Effective 7/1/06 HOA monthly dues will be \$75

CDOT is recommending a sound wall for the area with expansion of Hwy 9 Final decision will rest with

Summit County commissioners

This summer common areas will be maintained by homeowners

Each household will be expected to one four hour shift to mow, weed, ect.

Dates will be assigned by address. Those not participating will be charged

\$150

Dispensers for Pet Waste bags will be put at walkway entrances

Gravel will be ordered in bulk so homeowners can refurbish road edging. Cost to each homeowner expected

to be \$10-\$20. Each household will have to collect and spread gravel.

Austin Mackrill and Peg Healey were elected to three year posts on the Board of Directors

Mark your calendars:

Gravel will be delivered **Saturday, August 26th** Cost will be between \$10-\$20 per household. Monies will be collected prior to this date. Each homeowner will be responsible to carry and spread gravel on their property.

Saturday, October 7th will be the Fall Community Cleanup Day a dumpster will be available. Community Picnic will be that afternoon.

Trees have been counted in the common areas and replacements will be ordered soon. YEAH!!

Thank yous:

Scott Vinas for pursuing the permits and approvals for our mailbox. (We are moving forward!!)

Ann Marie for her support our community with expansion of Hwy 9

Bud Hall and Tom Pulk for mowing the common area.

Misc:

Schedule for landscaping enclosed. You are responsible for finding a replacement if you cannot make your assigned day.

Payment coupons and a statement of account for your household is enclosed

Please contact Matt Dayton or Scott Vinas if you have not signed the petition going to the County commissioners.

Homeowner Directory

| Name | Address | City | Property | Phone |
|---|--------------------------|----------------------------|-------------------|--------------|
| Kevin & Tara Cousins | PO Box 23875 | Silverthorne, CO 80498 | 1 Zoe Court | 0 |
| Jason Valdez & Jay Clark | 2287 S Bannock | Denver, CO 80223 | 2 Zoe Court | 720-840-8351 |
| Steven & Lori Davis - SALE pending | PO Box 2712 | Frisco, CO 80443 | 3 Zoe Court | 970-453-1687 |
| Micheal A. Dorn | PO Box 1854 | Silverthorne, CO 80498 | 4 Zoe Court | 0 |
| Gregory & Valerie Sprenger | 7130 Native Circle | Colorado Springs, CO 80919 | 6 Zoe Court | 0 |
| Clayton & Kristin Schwarck | PO Box 6234 | Breckenridge, CO 80424 | 7 Zoe Court | 0 |
| Krasimir Stoyanov & Anna Stoyanova | PO Box 9378 | Breckenridge, CO 80424 | 8 Zoe Court | 0 |
| Joshua & Dana Laverdiere | PO Box 6331 | Breckenridge, CO 80424 | 9 Zoe Court | 970-453-6270 |
| Bernardo & Diana Reynoso | PO Box 7399, PMB 430 | Breckenridge, CO 80424 | 101 Alpensee | 0 |
| Jon Nelson & Benjamin Pugsley | 3137 West 35th Avenue | Denver, CO 80211 | 103 Alpensee | 0 |
| John Norton | PO Box 2956 | Dillon, CO 80435 | 105 Alpensee | 0 |
| Benjamin Friedland | PO Box 2271 | Frisco, CO 80443 | 107 Alpensee | 0 |
| Dan & Brian Elliot | PO Box 4842 | Breckenridge, CO 80424 | 12 Audrey Circle | 0 |
| Dylan Hollingsworth & Danalyn Rayner | PO Box 9797 | Breckenridge, CO 80424 | 15 Audrey Circle | 0 |
| David & Ginger Johnson | 3141 S. Indiana Street | Lakewood, CO 80228 | 16 Audrey Circle | 303-520-0577 |
| James & Deborah Parochniak | PO Box 9469 | Breckenridge, CO 80424 | 19 Audrey Circle | 0 |
| Tom Clancy | PO Box 4386 | Breckenridge, CO 80424 | 20 Audrey Circle | 970-390-8675 |
| David & Elizabeth Overstreet | PO Box 2016 | Frisco, CO 80443 | 25 Audrey Circle | 970-547-8005 |
| Gerald & Ronda Westhoff | PO Box 337 | Frisco, CO 80443 | 29 Audrey Circle | 970-547-4402 |
| Angela & Christopher Sheehan | PO Box 3327 | Dillon, CO 80435 | 33 Audrey Circle | 970-496-4303 |
| Brenda & Jim Edgar | 1927 County Rd. 150 | E Seymour, IL 61875 | 37 Audrey Circle | 0 |
| Victor Star, Jr & Dorothy McCarthy-Star | PO Box 74 | Frisco, CO 80443 | 41 Audrey Circle | 0 |
| Ramon Gomez | PO Box 2434 | Breckenridge, CO 80424 | 42 Audrey Circle | 970-453-7666 |
| Buck & Alicia Goroski | PO Box 4532 | Frisco, CO 80443 | 45 Audrey Circle | 970-453-8995 |
| Austin & Tara Mackrill | PO Box 863 | Frisco, CO 80443 | 46 Audrey Circle | 970-547-4535 |
| Cathy Mangione Schaeffer | PO Box 430 | Chatham, MA 02633 | 49 Audrey Circle | 508-945-1819 |
| Bud & Roxanne Hall | PO box 2673 | Silverthorne, CO 80498 | 50 Audrey Circle | 970-453-5204 |
| Vladimir & Katherine Moskver | 2118 Wood Ave. | Colorado Springs, CO 80907 | 53 Audrey Circle | 719-633-6673 |
| Thomas Pulk & Margaret Healey | 8979 Green Meadows Drive | Highlands Ranch, CO 80126 | 54 Audrey Circle | 303-791-2240 |
| Glen Langhans & Steven Yugovich | PO Box 6372 | Dillon, CO 80435 | 57 Audrey Circle | 0 |
| Raelynn & Mark Petrovich | 344 Graham Ln | Johnstown, CO 80534 | 58 Audrey Circle | 970-587-1151 |
| Rachina Stein - SALE pending | PO Box 429 | Frisco, CO 80443 | 61 Audrey Circle | 970-547-1240 |
| Gregg & Jan Hodge | PO Box 4243 | Frisco, CO 80443 | 62 Audrey Circle | 970-376-2671 |
| Deborah & Kirkton Shoop | PO Box 9550 | Breckenridge, CO 80424 | 65 Audrey Circle | 970-547-2833 |
| Dora & Francis Collins | 157 Country Club Drive | Oxford, CT 06478 | 66 Audrey Circle | 970-547-2773 |
| John & Kathryn Carroll | 4904 Christensen Drive | Littleton, CO 80123 | 69 Audrey Circle | 303-797-5512 |
| Scott & Carmen Vinas | PO BOX 4026 | Dillon, CO 80435 | 70 Audrey Circle | 970-547-5230 |
| Glenn & Christy Nelson | PO Box 1442 | Frisco, CO 80443 | 73 Audrey Circle | 970-453-4701 |
| Guillermo L. Tovar | PO Box 2459 | Breckenridge, CO 80424 | 75 Audrey Circle | 970-453-6222 |
| William & Julianne Simonton | PO Box 4056 | Breckenridge, CO 80424 | 79 Audrey Circle | 970-547-1625 |
| John Mahoney | 1601 10th Ave. | Greeley, CO 80631-5501 | 83 Audrey Circle | 970-381-5951 |
| Adolph & Penney Gonzales | PO Box 1514 | Dillon, CO 80435 | 85 Audrey Circle | 970-453-1189 |
| Matthew & Janelle Dayton | PO Box 6374 | Breckenridge, CO 80424 | 87 Audrey Circle | 970-547-2695 |
| Nancy Nourse | PO Box 53 | Breckenridge, CO 80424 | 89 Audrey Circle | 970-547-4498 |
| Erick & Kim Finnestead | PO Box 2584 | Dillon, CO 80435 | 91 Audrey Circle | 970-453-5877 |
| Michael & Heidi Wickham | PO Box 163 | Silverthorne, CO 80498 | 94 Audrey Circle | 970-453-9850 |
| Charles & Elizabeth Wood | 27275 St. Hwy 74 | Washington, OK 73093 | 96 Audrey Circle | 0 |
| Barbara & Edward Cole | 15649 Harvest Mile Road | Brighton, CO 80601 | 97 Audrey Circle | 0 |
| Elaine Lukic | PO Box 9038 | Breckenridge, CO 80424 | 99 Audrey Circle | 0 |
| Laura Steben | PO Box 4490 | Frisco, CO 80443 | 100 Audrey Circle | 970-668-8484 |

Landscape Assignments:

| July 29 | August 5 | August 12 | August 19 |
|---------------------|---------------------|--------------------|---------------------|
| 96 Audrey | 75 Audrey | 53 Audrey | 42 Audrey |
| 58 Audrey | 66 Audrey | 29 Audrey | 97 Audrey |
| 45 Audrey | 94 Audrey | 89 Audrey | 107 Alpanse |
| 15 Audrey | 87 Audrey | 8 Zoe | 3 Zoe |
| 69 Audrey | 73 Audrey | 54 Audrey | 6 Zoe |
| August 26 | September 2 | September 9 | September 16 |
| 99 Audrey | 62 Audrey | 9 Zoe | 49 Audrey |
| 2 Zoe | 16 Audrey | 46 Audrey | 105 Alpanse |
| 61 Audrey | 50 Audrey | 41 Audrey | 65 Audrey |
| 7 Zoe | 101 Alpanse | 12 Audrey | 57 Audrey |
| 19 Audrey | 70 Audrey | 37 Audrey | 33 Audrey |
| September 23 | September 30 | | |
| 20 Audrey | 25 Audrey | | |
| 83 Audrey | 79 Audrey | | |
| 91 Audrey | 85 Audrey | | |
| 100 Audrey | 1 Zoe | | |
| 4 Zoe | 103 Alpanse | | |

Each household is expected to send one person to work a four hour shift on their assigned day. Households are expected to find their own subs if necessary. A fine of \$150 will be imposed for households not fulfilling their obligation.