

# FARMER'S GROVE HOMEOWNERS' ASSOCIATION ANNUAL MEETING October 11, 2008

The regularly scheduled Annual Meeting of the Farmer's Grove Homeowners' Association was held on Saturday, October 11, 2008, at the Community and Senior Center. The meeting was called to order at 6:11 P.M.

## ROLL CALL

Pursuant to the Bylaws, the representation of twenty percent (10 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
12 AC	Suzanne Kelley	100 AC	Laura Steben
16 AC	Derek Baum	107 AL	Maria Iriarte
1 ZC	Tara Cousins	15 AC	Dylan Hollingsworth
25 AC	David/Elizabeth Overstreet	2 ZC	Jason Valdez
29 AC	Gerald Westhoff	37 AC	Ronald/Janice Wiggins
33 AC	Christopher Sheehan	45 AC	Kristian/Amy Slaugh
3 ZC	Sarah Mumford	53 AC	Vladimir/Katherine Moskver
42 AC	Ramon Gomez	61 AC	Dennis/Janice Hackworth
46 AC	Matt Dayton	66 AC	Dora Collins
4 ZC	Phyllis Bradford	69 AC	John Carroll
50 AC	Bud/Roxy Hall	6 ZC	Gregory/Valerie Sprenger
54 AC	Pulk/Healey	96 AC	Leslie Porter
57 AC	Glen Langhans	19 AC	Sylvia Stein
58 AC	Norma Jex		
62 AC	Gregg/Janie Hodge		
65 AC	Kirk/Deborah Shoop		
70 AC	Carmen Vinas		
73 AC	Glen/Christy Nelson		
75 AC	Joshua/Dana Laverdiere		
79 AC	Richard/Rebecca Arthur		
7 ZC	Kristin Schwarck		
85 AC	Sara Gambino		
87 AC	Krasimir Stoyanova		
89 AC	Shawn/Justin Duncan		
8 ZC	Krasimir Stoyanova		
91 AC	Amy/Brett Tolimson		
94 AC	Michael/Heidi Wickham		

Present from Wildercrest [WPM] was Audrey Taylor, HOA Liaison.

Proof of notice of meeting was noted; introductions were made. The meeting was recorded [per members' approval.]

## **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE FEBRUARY 9, 2008, ANNUAL MEETING WERE APPROVED AS THE ROLL CALL WAS AMENDED.**

## **REPORT OF PRESIDENT**

Bud Hall reported:

### **Goal**

The Board's goal is to develop a community of inclusion and respect where everyone can participate and be a part of the community with confidence that the Board is acting in everyone's best interest.

### **Function**

The function of the Board is to manage the business of running the HOA.

### **Projects**

Since the February meeting, the following had been accomplished:

- The Common Area had been revitalized; the playground and picnic area was built
- The landscaping had been improved;
- A few residences had been identified by the board as needing touch ups and the owners had responded; all were thanked for their efforts;
- The outer wall has been built; the berm is being cultivated;
- The streets were crack sealed.

Appreciation was expressed to Suzanne Kelley and the DRC for their work as well as to Krassy Stoyanov for his work on the Common Area landscaping.

### **DRC/Physical Grounds**

Suzanne Kelley related:

- The Committee had been researching an acceptable shed design and hopes to have the architectural standard posted this year;
- The Committee is working to amend fence regulations to allow greater height for those residences backing to the electrical business;
- Focus projects for next year include a landscaping guide, investigation of street lighting, guide on managing voles, re-aligning financial snowplowing responsibility with the neighboring businesses and pursuit of a stop sign to control traffic between the high school, Lakeview Meadows and Alpine.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AUTHORIZE THE DRC TO NEGOTIATE WITH ROAD AND BRIDGE ON BEHALF OF THE ASSOCIATION.**

It was noted that the "Wall" is a great amenity to the neighborhood. All who worked on bringing the project to fruition were thanked.

A paragraph in support of solar lighting was read. Per discussion, the sense of the membership was to *pursue investigation as to cost, maintenance, lighting output effectiveness versus lighting pollution of solar lighting.*

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

WPM's basic responsibilities are: accounting, meetings, administrative needs and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recognizes the VIP card.]

The Wilderness/Farmer's Grove liaison is Audrey Taylor, 970 513 5617. Owners are encouraged to contact her with their questions or needs.

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- All Wilderness-managed associations' bank accounts are held separately and are given a preferred rate on each account;
- Insurance premium rates are far superior to the competitors;
- Various contractor and vendor discounts are available throughout the County.

Wilderness has a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information. Additionally, owners may individually contract for Wilderness's services such as housekeeping, hot tub maintenance, shoveling, etc.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is: wildernesshoa.com. *Annual Minutes will be emailed and posted on the website.*

## **FINANCIAL CONSIDERATIONS**

The August financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$20,050.11 and the Reserve Account's balance was \$51,819.62. It was noted that snowplowing is the Association's main expense.

The 2009 budget was discussed. The budget anticipates no dues increase; \$9,000/yr is allocated to the Reserve.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2009 BUDGET AS PRESENTED.**

## **MAINTENANCE CONSIDERATIONS**

### **Snowplowing**

Two snowplowing scopes of work were presented for bid: 1] one to include the areas previously plowed by the HOA and 2] one to include only what is needed for the Community leaving the businesses to support their snowplowing needs. No decision as to provider or scope of work had been decided as of the meeting.

It was noted that management of the entire area's snowplowing could set precedence for liability of road maintenance. Therefore, the Board felt that it is important to establish and define, if possible, the HOA's road responsibility as soon as possible.

## **OTHER MATTERS**

Comment was made that the "Short List" of Rules is to be corrected to read, "*Overnight* street parking..."

A Neighborhood Service Directory was compiled [see attachment]; please contact Becca Arthur to submit your listing [Rebecca.Arthur@yahoo.com].

A reimbursement policy was read from the floor [see attachment]; the membership approved enactment.

It was agreed to reimburse the fuel costs for those who hauled wood chips for the playground area at IRS rates.

*The agenda item to change the Bylaws, Article 6, Section 6.6 to state, "... The officer appointed to such vacancy shall serve until the next Annual Meeting..." passed with the vote of one opposed.*

The 2009 Annual Meeting was scheduled for October 10 at 5:00 P.M.

## **ELECTION OF DIRECTORS**


There were two Directors positions to be filled as Kirk Shoop's term expired as of the meeting [Kirk chose not to stand for re-election] and Tom Clancy resigned [Tom sold his residence and moved from the neighborhood].

Rebecca Arthur, Tom Pulk and Amy Tomlinson were nominated to the Board of Directors. After spirited presentations of vision and purpose, the vote was taken.

Amy Tomlinson and Becca Arthur were elected to the Board of Directors.

## **ADJOURNMENT**

The meeting adjourned at 8:25 PM.

  
President FG HOA