

**FARMERS GROVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 3, 2019**

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m. in the Frisco Senior Center.

II. INTRODUCTION OF OWNERS/ESTABLISHMENT OF QUORUM

Board members present were:

Alex Gelb, President, 37 Audrey
Val Sprenger, 6 Zoe Court

John Ryan, Vice President, 97 Audrey

Owners present were:

Josh Laverdiere, 75 Audrey
Erica & Derek Baum, 16 Audrey

Aaron Stover, 49 Audrey
Greg Sprenger, 6 Zoe

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Heidi Clark of Summit Management Resources was recording secretary.

With six properties represented in person and 11 by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Val Sprenger moved to approve the minutes of the October 4, 2018 Annual Meeting as presented. John Ryan seconded and the motion carried.

IV. FINANCIALS

A. 2018 Year-End Financial Report

As of December 31, 2018, the Operating balance was \$464 and the Reserve balance was \$86,620.

B. Year-to-Date Financial Report

As of August 31, 2019, the Operating balance was \$3,449,67 and the Reserve balance was \$97,062. The Association was operating \$1,983 favorable to budget. There were savings in Snow Removal.

C. Proposed 2020 Budget

Deb Borel reviewed highlights of the 2020 Budget, which included no change to dues. There were some adjustments in the individual line items but the overall budget stayed the same. No funds were spent from the Reserves in 2018.

Motion: Alex Gelb moved to approve the 2020 Budget as presented. Erica Baum seconded and the motion carried.

V. MANAGING AGENT'S REPORT

A. *Completed Items*

1. Greenscapes performed irrigation start up and blow out.
2. Home assessments and maintenance recommendations were completed.
3. Vole baiting was continued in the common areas. Deb Borel asked homeowners to contact her if they see evidence of voles.
4. Spring email reminders were sent to homeowners. There will be continued monitoring of any drainage issues when the snow melts.
5. Registered the Association with the Real Estate Commission.
6. Timberline was not able to change the trash pick-up day. A bid of \$2,350 was received from Waste Management. The current Timberline rate is \$910.
5. Upgrading the paths between homes has been completed.
6. Owners were reminded not to store items outside. A homeowner shared that another owner is storing a black car on the grass and there is no grass on another property. The homeowner will send Deb Borel confirmation of the addresses and Deb will send reminders to new homeowners.
7. Owners were reminded that they need to water the grass during the summer and the lawns must be maintained.

B. *Homeowner Education*

For compliance with Colorado state law, Deb Borel provided owner education regarding the importance of maintaining a Reserve Fund.

VI. OLD BUSINESS

A. *Alpensee Road*

Alex Gelb shared that there will be light landscaping in the median, but not an excessive amount because of snow removal. He also commented that the new road is looking good and the School District will be plowing both roads and the walking/bike path.

VII. NEW BUSINESS

Owner comments addressed the following areas:

1. Derek Baum shared that the current trash service, Timberline, has been inconsistent. Several other homeowners agreed. The trash is frequently not picked up on the scheduled day and the cans have been left in the road several times. Deb Borel will communicate the frustrations to Timberline.
2. Josh Laverdiere brought up the cost of postage and requested that owner statements be sent by email as a more cost-efficient option. Deb Borel stated there is a form that homeowners can fill out to request this change. She will send the form to all homeowners.

VIII. ELECTION OF OFFICERS

The term of Val Sprenger expired and she was willing to run again.

Motion: John Ryan moved to nominate Val Sprenger. Alex Gelb seconded the nomination. There were no other nominations from the floor.

Motion: Alex Gelb moved to re-elect Val Sprenger by acclamation. Greg Sprenger seconded and the motion carried.

IX. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for Thursday, October 8, 2020 at 6:30 p.m.

X. ADJOURNMENT

Motion: Val Sprenger moved to adjourn at 7:24 p.m. John Ryan seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature