

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 1, 2012**

**I. CALL TO ORDER**

The meeting was called to order at 2:30 pm.

Board members in attendance were:

Valerie Sprenger  
Scott Vinas  
Jerry Westhoff  
Janie Hodge

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website and emailed to all owners.

**III. APPROVE PREVIOUS MEETING MINUTES**

Jerry moved to approve the minutes of the November 17, 2012 Board Meeting as presented. Scott seconded and the motion carried.

**IV. FINANCIAL REPORT**

Deb Borel presented financial report as follows:

Financial Report as of October 2011 close

October 2011 close financials report that Farmers Grove has \$5962.41 in Operating and \$22,315.06 in Reserves. In the Alpine CD, there was \$30,058.60.

Areas of significant underage include:

- ☐ 601-Legal-\$990.00 under budget
- ☐ 602-Accounting-\$350 under budget
- ☐ 666-Snow Removal-\$1,500 under budget

One homeowner is late with dues. Arrangements have been made to be caught up by March.

Irrigation repairs paid from Reserves-\$2,850

2012 Budget is in place

**V. MANAGING AGENTS REPORT**

**A. Complete Items-**

- ☐ Post annual meeting packet sent to owners-per email vote from board
- ☐ Contacted owner regarding tenant overnight parking on street-fine assessed
- ☐ Ramon took slide to Denver per warranty agreement
- ☐ Contacted owner regarding draining of water into basement
- ☐ Farmers Grove Property Management Renewal-1 year contract

**VI. OLD BUSINESS**

- A. Motions via email
  - Post Meeting Mailer- Val made a motion to send the post annual meeting mailer to owners. Jerry seconded and with all in favor, the motion carried.
- B. DRC Committee-Jerry will contact several people who may be interested in serving on this committee
- C. DRC Proposed Amendment Changes-no update
- D. Violation-Parking-the owner has been billed a \$50 fine for his tenant violating the parking rules. As of the meeting, the fine has not been paid.

**VII. NEW BUSINESS**

- A. Discussed homeowner concerns regarding plowing on Farmers Lane by business. SRG contacted business and they will speak to the plow driver. Representatives from SRG went to the home of the owner with the complaint, and there was no evidence that snow was being stored on his property or hitting his home while being plowed. Owner will be advised that he should talk to snow plow driver if it happens again.
- B. Owner who drives through yard for access to driveway will be asked not to drive across unimproved area.
- C. Snow removal-SRG will contact Tim with Greenscapes and ask him to not push snow in yards, but move to the Triangle Electric property where it should be stored. Currently, landscaping is being affected by snow being in owner yards. He will also be asked to remove the snow from the two ends of the subdivision where it is piling up substantially.
- D. Waste Management-SRG will contact Waste Management regarding bear proof containers. Those who don't have them will receive them, based on agreement with WM.
- E. Sewer Fees-no concern from owners expressed to SRG
- F. Internal Policy Audit
  - Acknowledgement of Conflict of Interest Policy was signed by all board members present. One will be mailed to Heidi for signatures.

**VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be on May 8, 2012 at 2:30 in the office of Summit Resort Group. Date and agenda will be posted on website prior to meeting.

**IX. ADJOURNMENT**

With no further business, Jerry adjourned the meeting at 3:25 pm with a motion and a second by Scott and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_