

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 1, 2016

I. CALL TO ORDER

The meeting was called to order at 1:04 pm.

Board members in attendance were:

Valerie Sprenger – via telephone
Jerry Westhoff
John Ryan – via telephone
Alex Gelb – via telephone

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes of the October 10, 2016 pre and post annual Board Meetings. Alex seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of January 31, 2016 close as follows:

- a. January 31, 2016 close financials report that Farmers Grove has \$4,243.07 in Operating and \$59,304.67 in Reserves.
- b. The Profit and Loss reports that as of January 31, 2016 Farmers Grove is \$1,831.19 under budget in operating expenses.
- c. The Board discussed major areas of variance.
- d. All owners who are not paying are being assessed late fees. SRG will determine the cost of filing a lien, and the Board will decide whether or not to proceed with filing on one unit. Late fees are never waived.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Worked with owner of 70 Audrey Circle to have trees and boulders removed
- b. Placed convex mirror on the south berm between Dicky Drive and Hwy. 9

B. Pending Items

- a. House Rules revision is pending – The Board reviewed the draft of the House Rules revision. Val will make grammatical changes and Attorney, Felice Huntley, will comment on the “No Grow” rule. After changes have been made, Deb will send to the Board for email approval.

C. Report Items

- a. Voles baiting will continue in the spring.

VI. MOTIONS VIA EMAIL

John made a motion to ratify the approval of the following motions that took place via email:

- 10/7/16 – 70 Audrey Circle boulders moved from snow storage area
- 10/22/16 – Approval of attorney letter to the owner of 70 Audrey Circle
- 10/28/16 – Approval of attorney letter to Highland Meadows

Alex seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update – There has been no recent DRC activity at Farmers Grove.

VIII. NEW BUSINESS

A. HB 1254 - Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.

B. SRG Management Agreement – John made a motion to approve the proposed management agreement with Summit Resort Group. No fee increase is proposed. Alex seconded and the motion carried.

IX. EXECUTIVE SESSION

A. The Board discussed an owner letter that was received. The Board agreed that the issue is not an HOA one, and that the owner would be advised to take the issue to law enforcement, if necessary.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in May. SRG will poll the Board at the beginning of May to set the date.

X. ADJOURNMENT

With no further business, at 1:32 pm, Val made a motion to adjourn the meeting. Alex seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____