

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 23, 2017

I. CALL TO ORDER

The meeting was called to order at 10:00 am.

Board members in attendance were:

John Ryan
Valerie Sprenger
Kyle Hausler

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Val moved to approve the minutes of the October 26, 2016 Board Meeting. John seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of December 31, 2016 fiscal year-end close as follows:

- a. December 31, 2016 close financials report that Farmers Grove has \$3,377.27 in Operating and \$67,422.84 in Reserves.
- b. The Profit and Loss reports that as of December 31, 2016 Farmers Grove is \$1,778.20 under budget in operating expenses.

B. Deb reported on the financial report as of February 28, 2017 close as follows:

- a. February 2017 close financials reports that Farmers Grove has \$7,654.82 in Operating and \$71,839.31 in Reserves
- b. As of February 2017 close, the HOA was \$2,076.52 under budget in Operating expenses.
- c. The Board discussed the major areas of variance.
- d. All owners who are not paying dues are being assessed late fees. SRG will determine the cost of filing a lien, and the Board will decide whether to proceed with filing on one unit. Late fees are never waived.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Post Annual Meeting mailer was sent to Owners.
- b. Columbine (asphalt contractor) re-filled the joints between driveways and the road.
- c. Emailed Owners the contact information for SBR for individual snow removal.
- d. Registered the HOA with Dora. This is done annually.

B. Pending Items

- a. Bid for resurfacing of the road is pending. Once obtained, this will be placed in the capital plan.

C. Report Items

- a. Vole baiting will continue in the spring.
- b. Off leash pet reports have improved.

- c. The meeting with the County regarding Jarelle Drive is Wednesday, April 19, 2017 at 9:00 am. This will determine if the county will assume full maintenance responsibility of the road. Everyone is welcome to attend. I have asked Jerry Westhoff to be present, since he was instrumental in the process.
- d. The first of 2 payments from Highlands Meadows has been received and placed into Reserves.

VI. MOTIONS VIA EMAIL

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

- 10/10/16 – Approval to appoint Matt Hanson to the Board
- 10/11/16 – Approval to appoint John Ryan to the Board
- 12/19/16 – Approval to appoint Val Sprenger to the Board
- 12/27/16 – Approval to appoint Kyle Hausler to the Board
- 01/25/17 – Approval to renew management agreement with SRG for a one year term

John 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. Landscape Damage

- a. Pulk / Healey – Peg reports that there are aspen trees that have been broken by the snow removal contractor as well as a spruce tree that is leaning at a 45-degree angle. This and any other damage will be evaluated at the spring drive through.

C. Landscaping – The Board reviewed a bid from Greenscapes as well as Neils Lunceford. Val made a motion to hire Greenscapes to perform landscape duties for the 2017 season. John seconded and the motion carried. Weeding of the beds will be removed from the bid.

D. Driveway Maintenance – The Declaration states in Section 8.2 (a) that the Association is responsible for maintenance (including snow removal, repair and replacement) of all driveways in Farmers Grove. After speaking with attorney Felice Huntley, now that the Board is aware of this, the HOA is required to maintain driveways. To place the responsibility back on the Homeowner, the Declaration must be changed by a vote of at least 67% of the Owners. SRG will send a detailed letter to Owners explaining the options, including dues increase as well as legal costs to change the Declaration.

E. 2016 Tax Return – John made a motion to approve the 2016 tax returns. Val seconded and the motion carried.

IX. EXECUTIVE SESSION

A. There was no executive session.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in May in the form of a spring drive through. SRG will poll the Board at the beginning of May to set the date. If necessary, the Board will meet following the drive through.

X. ADJOURNMENT

With no further business, at 10:47 am, Val made a motion to adjourn the meeting. John seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____