

**FARMERS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 6, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 3:38 pm.

Board members in attendance were:

Valerie Sprenger via telephone  
Jerry Westhoff  
Scott Vinas

Representing Summit Resort Group were Deb Borel and Peter Schutz.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website. No owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Jerry moved to approve the minutes of the January 27, 2014 Board Meeting. Scott seconded and the motion carried.

**IV. OLD BUSINESS**

**A. Ratify Motions via email**

Jerry made a motion to approve hiring Summit Resort Group for the management of Farmers Grove from February 1, 2014 through January 31, 2015. Scott seconded and the motion carried.

**B. DRC Committee Update**

- a. Jerry explained the current status of the project at 100 Audrey Circle.
  - i. There is currently extra square footage that is permitted per the plat for the subdivision.
  - ii. The Farmers Grove subdivision was approved with a limit on the size of homes, storage areas and garages.
  - iii. The plat was inaccurate due to a contradiction on the size limits.
  - iv. The county is requiring the plat to be corrected.
  - v. The county wanted to extinguish the extra density, but Farmers Grove has authority to decide how it is allocated.
  - vi. Jerry has drawn up possible additional square footage options for each home design at Farmers Grove.
  - vii. Attorney, Felice Huntley, has reviewed Farmers Grove governing documents and revising the plat will take an approval of 67% of the membership.
  - viii. The county has met with the Town of Breckenridge to make sure everyone is in agreement regarding the changes.
  - ix. Farmers Grove is currently under B3 zoning, which limits the size of homes to 1,800 square feet.
  - x. Jerry and Deb met with Kristin Dean and Brian Potts to discuss the outcome of the meeting with the town. The following steps need to be taken if the association chooses to proceed:
    1. Educate owners with regards to the plat change and how it would benefit owners in the subdivision.

2. Attorney will draft a letter to owners to include request to make the changes to the plat. Also included will be Jerry's drawings and the approval form for the change. 67% of owners must approve the plat for the changes to be made. Cost to send certified mail to each owner will be approximately \$40.00. If you would like to send a postage paid return envelope, the cost would be \$25.
3. If approval is granted, a letter from the HOA needs to be sent to the county indicating that they are applying for a development review of a plat change. Jerry will write the letter.
4. Revised plat needs to be submitted.
5. Statement of how the required criteria for decision could be met.
6. Submit plan language in Word document.
7. After language is approved, then submit plat prior to scheduling meeting with BOCC/Planning Department.
8. Pay a Development Review Processing Fee of \$935 (This is ½ of what is normally charged by the County. They are paying the other ½ to fix their mistake)
9. DRC guidelines will need to be changed to match the revised plat. This change can be approved on the board level, but should be reviewed by an attorney for accuracy.
- x. Val suggested the Board go door to door to educate owners of the change that is needed on the plat.
- xi. Jerry will put together a promo packet to distribute to owners.
- xii. SRG will investigate what the governing documents or minutes state regarding the spending of \$499.99.
- xiii. If the owners do not approve the plat amendment, the County will fix their error on it, but no additional language will be added regarding adding square footage to units, so no one would be able to remodel if the modification requires adding square footage.

#### **V. NEW BUSINESS**

- A. Drainage on South side of subdivision – The board discussed options for this spring's runoff. If Krassy begins experiencing flooding issues, he will be directed to call 911. Krassy will be told that he will get a more immediate response than the board can give.
- B. Voles – The price for the vole baiting is \$200 per month for 5 months (same as last year). Once the snow is gone, Orkin will begin baiting voles. An SRG representative will accompany Orkin when they bait individual's homes.
- C. Three positions will be up for election in October.

#### **VI. NEXT MEETING DATE**

The next Board of Directors meeting will be held in April. SRG will poll the Board for dates. The agenda will be posted on website prior to the meeting.

#### **VII. ADJOURNMENT**

With no further business, at 4:37 pm Jerry made a motion to adjourn the meeting. Scott seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

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

