

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 2, 2019

I. CALL TO ORDER

The meeting was called to order at 1:00 pm at the office of Summit Resort Group.

Board members in attendance were:

John Ryan – via telephone

Valerie Sprenger – via telephone

Alex Gelb

Representing Summit Resort Group was Deb Borel.

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 September 20, 2018 and October 4, 2018 Board Meetings. Alex seconded, and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of December 31, 2018 fiscal year-end close as follows:

- a. December 31, 2018 close financials report that Farmers Grove has \$463.81 in Operating and \$86,620.18 in Reserves.
- b. The Profit and Loss reports that as of December 31, 2018, Farmers Grove is \$1,980.21 over budget in operating expenses.

B. Deb reported on the financial report as of February 28, 2019 close as follows:

- a. February 2019 close financials reports that Farmers Grove has \$4,763.93 in Operating and \$89,007.44 in Reserves
- b. As of February 2019 close, the HOA was \$991.28 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.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Vehicle on Zoe was towed.
- b. Registered the HOA with DORA (this is done annually)
- c. Post Annual Meeting mailer was sent to Owners.

B. Pending Items

- a. There are no pending items.

C. Report Items

- a. Vole baiting will continue in the spring. The contract is for 6 months.

VI. MOTIONS VIA EMAIL

Alex made a motion to approve the action that took place via email approving Farmers Insurance renewal. John seconded, and the motion carried.

VII. OLD BUSINESS

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

B. Alpensee Committee Update – The project is status quo. The school district is working with the county to pursue the option where the road would be one way northbound for vehicles, and there would be one lane for pedestrians/bikers closest to the houses. The school district would take on the expense of a southbound lane that is somewhat separated on school property. The road would be east of the gas line easement. A new easement will need to be written between Farmers Grove and the school district. SRG will send an email to owners with an update on this process.

VIII. NEW BUSINESS

A. Annual Disclosures

- a. HB 1254 - Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- b. 2018 Disclosure as required by CCIOA – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.

B. Owner Work Day – This will be held on July 13, 2019 at 9:00 am. SRG will send an email to owners asking for volunteers. The main project that will be done this summer is completing the trail between 54 Audrey Circle and 58 Audrey Circle, and between 61 Audrey Circle and 65 Audrey Circle. Some tree and bush trimming is also necessary. If there are not enough volunteers, Greenscapes will be hired to complete the project. Crusher fines will be ordered to place on the weed barrier. Greenscapes will spread that with their bobcats.

C. Spring Drive Through – The spring drive through will take place on June 4, 2019 at 10:00 am. Owners will be notified of the date via email.

D. 2018 Tax Return – The Board approved the 2018 tax return.

E. 2019 Tree and Turf – The board reviewed a bid for tree and turf spraying for this summer. John made a motion to hire Ascent Tree and Turf to complete the work. Alex seconded, and the motion carried.

F. 2019 Landscaping – The board reviewed a bid from Greenscapes. Alex made a motion to hire them to complete the landscape maintenance this summer. Val seconded, and the motion carried.

G. Sprinter Van – If an owner wants to keep a sprinter van in his driveway, the board asked to see a picture of the van, and get the make and model, before approving.

H. Timberline Disposal is changing hands again. The new company will be Waste Connections. SRG will obtain trash removal bids for Farmers Grove.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on June 4, 2019 in the form of a spring drive through. If necessary, the Board will meet following the drive through.

X. ADJOURNMENT

With no further business, at 1:39 pm, Val made a motion to adjourn the meeting. Alex seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____