

**FARMERS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 21, 2015**

**I. CALL TO ORDER**

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

Board members in attendance were:

Valerie Sprenger  
Jim Curcio  
Jerry Westhoff  
John Ryan

Representing Summit Resort Group were Deb Borel, Peter Schutz and Kevin Lovett.

**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 23, 2015 Board Meeting. Jim seconded and the motion carried.

**IV. FINANCIALS**

A. Deb reported on the financial report as of March 31, 2015 close as follows:

- a. March 31, 2015 close financials report that Farmers Grove has \$5,212.02 in Operating and \$84,621.97 in Reserves.
- b. The Profit and Loss reports that as of March 31, 2015, Farmers Grove is \$1,331.30 under budget in operating expenses. It was noted that the majority of the underage is snow removal.
- c. The Board discussed major areas of variance.
- d. The Board discussed the Accounts Receivable. 12 Audrey Circle will be paid in full on May 1, 2015, when the unit closes. Late fees continue to be assessed.

**V. MANAGING AGENTS REPORT**

A. Complete Items

- a. Reminded the owner of 70 Audrey Circle that they would not be permitted to store his snow in the common area next winter. SRG will monitor to insure compliance.
- b. Worked with HP Geotech to complete their work on Jarelle.

B. Pending Items

- a. Governing Document Amendment is pending.

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.

- 3/6/15 – Hire HP Geotech Engineering to perform the work on Jarelle.

Jim seconded and the motion carried.

**VII. OLD BUSINESS**

- A. DRC Committee Update – Jerry is working to update the DRC Guidelines so that they will be consistent with the recent Plat Amendment.
- B. Jarelle Maintenance
  - i. Progress
    - 1. Met with Robert Jacobs regarding project
    - 2. Hire HP Geotech Engineering – Complete
    - 3. Get bids from paving companies (A-Peak, Columbine, etc.)
    - 4. Have attorney, Felice Huntley, contact High School and Highland Meadows regarding the cost share of the upgrading of Jarelle.
    - 5. Send information to owners to give them options and cost comparisons. This letter will include specifics including anticipated costs, involvement of school district and Highland Meadows, timeliness of project, etc. Must have 67% owner approval.
    - 6. October 1, 2015 completion date and walk through with the County.
    - 7. Probationary maintenance will take place through October 31, 2017, and then full maintenance will begin.

**VIII. NEW BUSINESS**

- A. Internet / Cable Bulk Rates – The Board reviewed the bid from Comcast. This will be an agenda item at the annual meeting as a follow up to the 2014 HOA meeting.
- B. Landscaping – The Board reviewed bids for 2015 landscaping. Jim made a motion to approve Greenscapes to preform the following services for the 2015 season:
  - a. Landscape Maintenance
  - b. Irrigation start up/blow outJerry seconded and with all in favor, the motion carried. The trimming of ditches will be done on a time and materials basis.
- C. Spring Walk Through – This will take place on May 19, 2015 at 9:00 am. Notice will be sent to owners on May 4, 2015.
- D. HB 1254 – Beginning in 2015, there is new legislation that requires Management Companies to disclose their fees to the Board of Directors. SRG presented the Management Fee Disclosure to the Board.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held when necessary.

**X. ADJOURNMENT**

With no further business, at 3:13 pm, Val made a motion to adjourn the meeting. Jerry seconded and the motion carried.

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

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