

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

I. CALL TO ORDER

The meeting was called to order at 11:02 am.

Board members in attendance were:

Valerie Sprenger
Jim Curcio
Jerry Westhoff
Scott Vinas

Representing Summit Resort Group were Deb Borel, Kevin Lovett 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 March 6, 2014 Board Meeting. Scott seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of March 31, 2014 as follows:

- a. March 2014 close financials report that Farmers Grove has \$7,778.20 in Operating and \$72,519.92 in Reserves.
- b. The Profit and Loss reports that as of March 31, 2014, Farmers Grove is \$1,121.46 under budget in operating expenses.
- c. The main reason for the underage is that snow removal is \$1,245 under budget.
- d. All owners are current with dues.

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Registered Farmers Grove with the Colorado RE Commission, which is done annually.
- b. Placed the updated policies on the website.
- c. Placed the updated Rules and Regulations on the website.

B. Pending Items

- a. Continue to work with the county regarding turning Jarelle over to them.
 - i. There is a pot hole on Jarelle
 - ii. There is exposed plastic pipe to the west of Westhoff back yard about two feet off of Jarelle. SRG will ask Greenscapes to bury the pipe.

C. Report Items

- a. There are no minutes regarding the limitations of what the Board can spend without owner approval.
- b. To date, no drainage issues have occurred at the south end of the neighborhood.

VI. MOTIONS VIA EMAIL

Scott made a motion to ratify the approval of the new Rules and Regulations that took place via email. Jim seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update

- a. Moulton – The Moulton's submitted a request to make some landscaping improvements. This request has been approved.
- b. Mathis – Rob Mathis submitted a request for painting, re-roof, patio and gas fire pit. Has been told that he must speak with the fire department and county for appropriate approvals. A building permit will need to be obtained if one is required.
- c. Gelb – The future owner of 37 Audrey Circle would like to remove the hot tub and place a fence in the area of the hot tub. After the closing, he will submit a formal request.
- d. Updated Exterior Alterations Form – Jerry discussed the proposed changes to the Exterior Alterations Form. The Board discussed the fee structure. They agreed that only one fee would be required.
 - i. For any improvement that does not require a permit to be pulled, a \$100 fee will be charged.
 - ii. If a permit is required, a fee of \$250 will be charged.
 - iii. Fees are non-refundable.
 - iv. Jerry will modify the request form.
 - v. Jerry will send the updated form to Deb and the board will vote via email.

B. Plat Revision – Jerry presented the latest draft of the owner letter and the Board discussed changes as follows:

- a. Attorney and additional fees will be included in the letter.
 - i. Range West cost will be \$300 for the revision of the language on the Plat.
 - ii. Attorney fees will be approximately \$2,000.
- b. Jerry will be the point person.
- c. Scott made a motion to send the edited letter to owners with other necessary documentation. Jim seconded and the motion carried.

C. Governing Documents Amendments – this will be discussed after the Plat revision is complete.

- a. Amendment - \$1,800-\$2,000
- b. CCIOA – Bylaws Revisions - \$1,800-\$2,200
- c. Declaration Review - \$300-\$400

VIII. NEW BUSINESS

A. Landscaping – annual budget is \$8,000

- a. Greenscapes – invoices will be submitted in a timely manner. SRG will meet with the person that will do the landscaping and confirm that all required areas are being maintained. Jim made a motion to hire Greenscapes to provide the landscape maintenance of Farmers Grove for the 2014 season. Jerry seconded and the motion carried.
 - i. Deep Root Feed - \$1,725.50
 - ii. Irrigation start up/blow out - \$350

- iii. Mowing of berm per time - \$840
- iv. Mowing along roadsides (12 times per season) - \$1,800
- v. Maintenance of common areas - \$5,610 for season or \$1,122 per month for five months.
- b. Neils Lunceford
 - i. Deep Root Feed - \$1,500
 - ii. Irrigation start up/blow out –
 - iii. Mowing of berm per time –
 - iv. Weed eat ditches and berm - \$650
 - v. Maintenance of common areas - \$7,050 for season or \$1,175 per month for 6 months
- c. 2 V's Landscaping
 - i. Deep Root Feed - \$958
 - ii. Irrigation start up/blow out –
 - iii. Mowing of berm per time - \$1,760
 - iv. Weed eat ditches - \$9,150
 - v. Maintenance of common areas - \$20,579 or \$3,429.83 month for 6 months
- B. Spring Drive Through – Scott will align all of the rocks on the pathway. The spring drive through will take place on Wednesday, May 14, 2014 at 8:30 am. Owners will be notified if they have items that need to be addressed at their home, and give 60 days to correct the issue.
- C. Board Vacancy – The Board is talking to owners about filling the position of Ron Wiggins, who is selling his home.

IX. NEXT MEETING DATE

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

X. ADJOURNMENT

With no further business, at 12:25 pm, Jerry made a motion to adjourn the meeting. Jim seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____