

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 9, 2013**

I. CALL TO ORDER

The meeting was called to order at 2:00 pm.

Board members in attendance were:

Valerie Sprenger – via telephone
Scott Vinas
Jerry Westhoff
Jim Curcio

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

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to all owners.

III. APPROVE PREVIOUS MEETING MINUTES

Jerry moved to approve the minutes of the January 22, 2013 Board Meeting. Jim seconded and the motion carried.

IV. FINANCIALS

Financial Report as of February 2013 close

February 2013 close financials report that Farmers Grove has \$4,845.58 in Operating and \$32,553.73 in Reserves. In the Alpine CD, there was \$30,307.37.

Areas of significant variance include:

- ☐ 601-Legal-\$982.95 under budget
- ☐ 602-Accounting-\$350 under budget
- ☐ 608-Copies and Office Supply-\$120.72 under budget
- ☐ 621-Insurance-\$696.01 over budget
- ☐ 666-Snow Removal-\$1,200 under budget
- ☐ 677-Landscape Maintenance-\$297.13 over budget (this expense was from SRG placing stakes and moving rock. SRG will replace stakes that have fallen since the snow has melted)

Board reviewed A/R – all owners are current

V. MANAGING AGENTS REPORT

Complete Items-Deb Borel reported on the following:

- ☐ Registered Farmers Grove with the Real Estate Commission (annual)
- ☐ Drove through Farmers Grove on warm days to assess drainage
- ☐ Placed updated Records Inspection Policy on website
- ☐ Met with snow removal company on site to discuss snowplowing expectations. Next year will discuss timing of snow removal with the plow company to make sure they come in the morning to avoid ice build up on the roads.

- ❑ Moved rock across from mailboxes and placed landscaping stakes there and along Farmers Lane at the south end of the subdivision. The stakes have fallen down since the snow has melted, so SRG will secure them into the ground.
- ❑ Contacted Collection Agency regarding Plow Jockey

VI. OLD BUSINESS

- A. Ratify Motions via email
 - a. Management Contract – January 2013 – SRG
 - b. Insurance – March 24, 2013 – Farmers
 - c. Jerry made a motion to ratify the above motions via email. Scott seconded and the motion carried.
- B. Drainage Update – Jerry, Scott and Deb have been keeping an eye on the drainage above FG. Deb met with the county last week and expressed the flooding concerns. The county said that their GIS mapping did not show a pipe at the bike path, but the operator says there is a culvert. The upper culvert has been steamed to divert the water across at the corner and they will be watching at the bike path as well. They are confident that there will not be a flooding issue this spring. Once the snow melts, Deb will take a picture of the culvert next to the bike path and send to the county for next year's reference.
- C. DRC Committee Update-No DRC update
- D. Declaration Amendment – Board will meet on May 7 after the spring drive through to address declaration changes.

VII. NEW BUSINESS

- A. Landscaping
 - ❑ Board reviewed landscaping bids from Neils Lunceford, 2V's Landscaping and Greenscapes. Valerie made a motion to hire Greenscapes to provide landscape maintenance for the 2013 summer. Scott seconded and the motion carried. SRG will have Greenscapes mow on a consistent day every other week. SRG will speak to Tim regarding landscaping expectations.
- B. Voles
 - ❑ SRG will walk through the subdivision with Orkin and Mountain Pest Control and get bids for monthly baiting. Bid will be obtained for common area, and for the entire complex, including individual yards. The board will be informed of the bids and will make a decision for the 2013 vole baiting.
- C. Spring Drive Through
 - ❑ Tuesday, May 7, 2013 at 9:30 am
 - ❑ Will meet at Zoe Court
 - ❑ Board will also look at the rocks/boulders in the ditch on Alpanse
- D. Commercial vehicles – Trailer – Governing Documents enforcement -consistency is key.
 - ❑ Board discussed the definition of a commercial vehicle
 - ❑ SRG will check with the county land development code to see definition of this.
- E. Other Violations
 - ❑ Three units still have Christmas lights up – SRG will contact owners
 - ❑ Two owners are parking in their yard – SRG will contact owners
 - ❑ Several owners need to clean up after their pet in their yard – at the May 7th drive through the subdivision, these issues will be addressed.
 - ❑ Owner on Alpanse will be contacted by SRG to have them remove box truck from driveway.

- ❑ One owner is in violation of outside storage – at the May 7th drive through the subdivision, this issue will be addressed, as well as others that are in violation.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, August 13, 2013 at 2:00 pm. The agenda will be posted on website prior to the meeting.

IX. ADJOURNMENT

With no further business, at 3:30 Jim made a motion to adjourn the meeting. Scott seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____