

**FARMERS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 16, 2016**

**I. CALL TO ORDER**

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

Board members in attendance were:

Valerie Sprenger  
Jerry Westhoff  
John Ryan  
Jim Curcio

Representing Summit Resort Group was Deb Borel and Kevin Lovett.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website. Owners Derek and Erica Baum were present. Derek spoke to the Board about building envelopes and violations. He asked the Board to recommend to Owners that a plat amendment be done to enlarge building envelopes. The Board will discuss this under DRC Update. Jerry reminded the Baum's that there is an easement of 50 feet from the center of the road, and if items in this easement were damaged by the snow plow, it is not the responsibility of the plow company or Association to repair.

**III. APPROVE PREVIOUS MEETING MINUTES**

John moved to approve the minutes of the March 1, 2016 Board Meeting. Jerry seconded and the motion carried.

**IV. FINANCIALS**

A. Deb reported on the financials as of March 31, 2016 close as follows:

- a. March 31, 2016 close financials report that Farmers Grove has \$3,719.56 in Operating and \$61,984.51 in Reserves.
- b. The Profit and Loss reports that as of March 31, 2016 Farmers Grove is \$1,928.58 under budget in operating expenses.
- c. The Board discussed major areas of variance.
- d. Owners will be reminded that if they make improvements in the snow storage easement, they are responsible for any damage.
- e. Most owners are current with dues. Late fees are being assessed to those who are not.

**V. MANAGING AGENTS REPORT**

A. Completed Items

- a. Placed approved House Rules on the website
- b. Completed drive through the neighborhood and emailed those owners who needed maintenance of their homes.

B. Pending Items

- a. Stain color match – Deb and a Board representative will match stain color of homes on a day that the weather is nice. This spreadsheet will be placed on the website and emailed to Owners.
- b. Repairs to playground, where necessary, are pending. A contractor will be hired to complete any repairs.

**C. Report Items**

- a. Vole baiting has begun.

**VI. MOTIONS VIA EMAIL**

Jim made a motion to ratify the approval of the following motions that took place via email:

- 3/5/16 – Final approval of House Rules
- 3/15/16 – Farmers Insurance Renewal
- 3/15/16 – 2015 Tax Returned Approved
- 5/7/16 – Approval to hire Greenscapes for landscape maintenance

Jerry seconded and the motion carried.

**VII. OLD BUSINESS**

A. DRC Committee Update – Owners of 16 Audrey Circle have requested a hot tub placement outside of the building envelope. The Board will consult an attorney to determine a legal solution.

**VIII. NEW BUSINESS**

- A. 15 Audrey Circle – SRG will inform Owner that truck topper needs to be removed from yard
- B. Balance beam will remain in the playground
- C. SRG will send letter to owners with fine schedule and rules. Wood burning devices are not permitted anywhere on property.
- D. Overflow parking is not restricted to guests only.
- E. Fines will be assessed for dogs not on a leash. Owners are asked to call SRG with violations. Owners are asked to take pictures as evidence.
- F. Jim submitted his resignation from the Board, since his house is under contract. The Board thanked him for his service.

**IX. EXECUTIVE SESSION**

- A. The Board went into Executive Session at 3:18 pm.

**X. NEXT MEETING DATE**

The next Board of Directors meeting will be held in August. SRG will poll the Board at the beginning of August to set the date.

**XI. ADJOURNMENT**

With no further business, at 3:45 pm, Val made a motion to adjourn the meeting. Jim seconded and the motion carried.

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

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