

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 2017

I. CALL TO ORDER

The meeting was called to order at 10:00 am.

Board members in attendance were:

John Ryan
Valerie Sprenger
Alex Gelb
Matt Hanson

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes of the March 23, 2017 Board Meeting. Val seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of April 30, 2017 close as follows:

- a. April 2017 close financials reports that Farmers Grove has \$3,017.95 in Operating and \$73,717.45 in Reserves
- b. As of April 2017 close, the HOA was \$58.87 under budget in Operating expenses.
- c. The Board discussed the major areas of variance.
- d. The HOA has begun the collection process on one Owner. One additional Owner will be called to inquire why they are behind in dues.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Post Annual Meeting mailer was sent to Owners.
- b. Columbine (asphalt contractor) re-filled the joints between driveways and the road.
- c. Emailed Owners the contact information for SBR for individual driveway snow removal.
- d. Registered the HOA with DORA. This is done annually.

B. Pending Items

- a. Bid for resurfacing of the road is pending. Once obtained, this will be placed in the capital plan.

C. Report Items

- a. Vole baiting in the common areas has begun and will continue throughout the summer.

VI. MOTIONS VIA EMAIL

- There have been no Actions via Email since the last Board meeting.

VII. OLD BUSINESS

- A. DRC Committee Update – One Owner has submitted to complete landscape improvements in his yard. Val will inform him that he may not complete improvements in the Right of Way or in the snow storage easement.

VIII. NEW BUSINESS

- A. Jarelle Drive – An inspection of Jarelle Drive took place on Wednesday, May 17. Representatives from Summit County, Road and Bridge and Farmers Grove were present. There are four things that need to take place before the County will assume full responsibility of the maintenance:
- a. Two sections of the concrete drain pan need to be replaced – Columbine will complete this under warranty.
 - b. Needs to be graded for better drainage – SRG will meet with Columbine to discuss this.
 - c. The stop sign on the intersection of Jarelle Drive and Alpensee Road needs to be relocated. SRG will hire someone to complete this.
 - d. Crack Fill needs to take place on Jarelle Drive – Columbine will complete this.
- B. Spring Compliance Drive Through – Representatives of the Board completed a compliance drive through Farmers Grove. Emails will be sent to Owners that need to complete maintenance of their homes.
- C. Landscape Damage
- a. Pulk / Healey – Peg reports that there are aspen trees that have been broken by the snow removal contractor as well as a spruce tree that is leaning. These trees are in the Right of Way; the Board has agreed that they will not be replaced.
- D. Driveway Maintenance – The Declaration states in Section 8.2 (a) that the Association is responsible for maintenance (including snow removal, repair and replacement) of all driveways in Farmers Grove. After speaking with attorney Felice Huntley, now that the Board is aware of this, the HOA is required to maintain driveways. To place the responsibility back on the Homeowner, the Declaration must be changed by a vote of at least 67% of the Owners. SRG obtained a “straw vote” from Owners, and the majority have indicated that they would like to continue maintenance of their driveways. SRG will call those who have not responded to determine their preference. If the initial interest seems to be at or over 67%, the legal process to change the Declaration will begin.

IX. EXECUTIVE SESSION

- A. There was no executive session.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on August 9, 2017 at 11:00 am at the office of SRG.

X. ADJOURNMENT

With no further business, at 2:38 pm, Matt made a motion to adjourn the meeting. Alex seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____