

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 8, 2012**

I. CALL TO ORDER

The meeting was called to order at 2:47 pm.

Board members in attendance were:

Valerie Sprenger
Scott Vinas
Jerry Westhoff

Representing Summit Resort Group was Peter Schutz and Deb Borel.

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 March 1, 2012 Board Meeting as presented.
Scott seconded and the motion carried.

IV. FINANCIAL REPORT

Deb Borel presented financial report as follows:

Financial Report as of March 2012 close

March 2012 close financials report that Farmers Grove has \$7,848.73 in Operating and \$23,805.19 in Reserves. In the Alpine CD, there was \$30,096.07.

Areas of significant underage include:

- ☐ 601-Legal-\$990.00 under budget
- ☐ 666-Snow Removal-\$2,100 under budget

One homeowner is late with dues.

Reserve contribution will be discussed at the annual meeting. Owners will be reminded that the roads will need to have an overlay around 2021 and the cost will be approximately \$80,000. Deb will ask A-Peak to assess the roads this summer for an opinion on when the roads will need an overlay and estimated cost.

Scott will replace the tarp on the playground set in the next couple of weeks and look at the condition of the wood to determine if it needs staining.

V. MANAGING AGENTS REPORT

A. Complete Items-

- ☐ Contacted owner regarding plowing concerns on Farmers Lane by Commercial
- ☐ Contacted owner regarding driving through yard for access to driveway

- ☐ Talked to Greenscapes regarding snow storage-it was moved to proper place
- ☐ Bear proof trash containers delivered to Farmers Grove owners who did not have one
- ☐ Obtained all signatures from board members regarding Conflict of Interest Policy
- ☐ Obtained landscaping bids
- ☐ Posted insurance master policy on website
- ☐ Contacted Greenscapes about moving rocks and posts back into place

VI. OLD BUSINESS

- A. Motions via email
 - No motions via email
- B. DRC Committee-Jerry will contact several people who may be interested in serving on this committee
- C. DRC Proposed Amendment Changes-no update
- D. Spring walk through
 - a. Will be on May 21, 2012 at 1:00
 - b. SRG will bring spreadsheet and notes will be made on each home in the neighborhood regarding maintenance of paint/stain and weeds.
 - c. Notice will be sent to owners that need maintenance done.
 - d. Owners will be given 60 days to complete the maintenance or to respond with when work will be complete
 - e. SRG will follow up with owners that have not responded after 30 days and 7 days before set deadline.
 - f. Will contact Janie and Heidi to see if they would like to be present for the walk through

VII. NEW BUSINESS

- A. Vole Treatment took place on Monday, April 23, 2012. Board will keep an eye out and see if a midsummer treatment is necessary.
- B. Parcel boxes will not be added at this time. If they become necessary, issue will be addressed at a later date.
- C. Annual Meeting
 - ☐ Date: Saturday, October 6, 2012
 - ☐ Time: 10:00 am
 - ☐ Place: Summit High School
 - ☐ Pastries, coffee and juice will be served-juice boxes for children
 - ☐ Notice will be sent to owners on September 6, 2012
 - ☐ In cover letter, owners will be asked to avoid bringing children to the meeting, if at all possible
- D. Landscaping-
 - ☐ Board reviewed bids from Greenscapes, Neils Lunceford and 2 V's Landscaping.
 - ☐ Val made a motion to hire Greenscapes to perform the landscape maintenance for the 2012 season. Scott seconded and with all in favor, the motion carried.
 - ☐ Tim from Greenscapes will replace the boulders and stakes that were hit by the snowplow last winter. Will also replace irrigation boxes that were damaged.
- E. Homeowner Letter/Response
 - ☐ Board discussed owner letter regarding emergency dig for drainage

F. Meeting at 1:30 at Zoe Court

- ☐ Jerry will obtain plans for the FG side of Farmers Lane across from the business building
- ☐ SRG will have a surveyor confirm that the swale is per drawings
- ☐ If swale is not per drawings, will have Greenscapes grade to original slope
- ☐ Area will be re-seeded and back to the same condition as before the repairs
- ☐ Jerry will take pictures of the area for reference
- ☐ Deb will keep open line of communication with affected owner, as well as Lori Cutunilli.

G. Spring Newsletter

- ☐ Spring reminders will be sent to owners including
 - i. Dogs off leash
 - ii. Dogs in other owners yard
 - iii. Pick up after pets
 - iv. Drive through date
 - v. Maintenance reminder
 - vi. Weeds
 - vii. Owners must keep area in front of and around garage area neat without strewn toys, ladders, lawn mowers, etc.
 - viii. Christmas decorations should have been taken down by January 31st

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be on August 1, 2012 at 3:00 in the office of Summit Resort Group. Date and agenda will be posted on website prior to meeting.

IX. ADJOURNMENT

With no further business, Val adjourned the meeting at 3:58 pm with a motion and a second by Scott and the motion carried.

Approved By: _____

Board Member Signature

Date: _____