

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 13, 2013**

**I. CALL TO ORDER**

The meeting was called to order at 2:35 pm.

Board members in attendance were:

Valerie Sprenger  
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 April 9, 2013 Board Meeting. Jim seconded and the motion carried.

**IV. FINANCIALS**

Financial Report as of June 2013 close

June 2013 close financials report that Farmers Grove has \$5,289.35 in Operating and \$36,290.79 in Reserves. In the Alpine CD, there is \$30,382.97.

Areas of significant variance include:

- ☐ 601-Legal-\$955.45 under budget
- ☐ 608-Copies and Office Supply-\$121.26 under budget
- ☐ 621-Insurance-\$926.01 over budget
- ☐ 665-Trash Removal-\$193.06 under budget
- ☐ 666-Snow Removal-\$2,032.50 under budget
- ☐ 677-Landscape Maintenance-\$832.87 under budget (This is under budget due to the fact that Greenscapes is very late with the billing)

Board reviewed A/R – all owners are current

The Board approved the financials as presented.

**V. MANAGING AGENTS REPORT**

**Complete Items**-Deb Borel reported on the following:

- ☐ SRG continues to accompany Orkin one day per month for vole baiting
- ☐ Completed the drive through to assess the exterior maintenance of homes
- ☐ Contacted owners regarding violations

**Pending Items**

- ☐ Working with County regarding turning over the maintenance of Jarelle to them.
- ☐ Declaration Amendment – SRG will work on in the fall and winter. The Board and SRG will meet one more time to finalize changes before an attorney gets involved.

### **Report Items**

- ❑ Collection Agency was unable to contact Plow Jockey

## **VI. OLD BUSINESS**

### **A. Ratify Motions via email**

- a. 4/13/13 – Recycling Bin at Mailboxes – Board voted to keep the recycle bin at the mailboxes
- b. 4/25/13 – Vole Baiting – Board voted to bait the entire complex with option to opt out on an individual basis.

Jim made a motion to ratify the above motions via email. Val seconded and the motion carried.

### **B. DRC Committee Update**

- a. Scott Vinas submitted a request to put Cottonwood trees along Audrey and the request was approved. Cottonwood trees are installed and have had final inspection by the DRC.
- b. Laura Steben is in the process of submitting a request for some exterior modification of her home.
- c. The Moulton's are in the process of submitting a request.
- d. Author's deck inspection is pending.

### **C. Declaration Amendment – The Board met on May 7 to discuss possible amendments to the Declarations. The following were the recommended changes:**

- a. Effective (date of Declaration revision), households that are not occupied by the property owner will not be allowed to have dogs, cats or customary household pets. Tenants that have been part of the community prior to (date of Declaration revision) will be allowed to have pets according to the restrictions outlined in Section 7.11 of the Covenants and Restrictions of Farmers Grove.
- b. Overflow parking across from the mailboxes is for short-term guest only, not owner overflow parking. Only passenger vehicles are permitted in overflow parking area. No parking at any time at the mailboxes. Pull in for mail access only.
- c. Parking of house trailer, motor homes, recreational vehicles, boats, campers, trailer, snowmobile, motorcycle, commercial vehicle, or tent is not to exceed 72 hours without written permission by the Board. The above parking restrictions is permitted only four (4) times per calendar year. "Shack, detached garage, barn or outbuilding" is not included in the 72 hour clause.
- d. Commercial vehicles will be defined as over  $\frac{3}{4}$  ton.
- e. No box trucks are permitted to be parked in the subdivision overnight.
- f. Any vehicle that fits inside of the garage is allowed.
- g. Snowplow blades may not be stored outside the garage overnight.
- h. Refuse, garbage and trash shall be kept in a bear proof container, provided by the community approved waste removal company. Trash totes may be stored outside the garage.
- i. The only outside storage may be patio furniture and lawn furniture. It may be stored on the front porch or back deck year round. All items except lawn and patio furniture and children's toys must be stored in the garage or approved enclosed structure.
- j. Pods may be placed for no more than one week without written approval from the Board.

Another Governing Documents meeting will take place in the fall to discuss other changes. When final changes are determined, the Attorney will be asked to give a cap on the fee, not hourly rate.

### **D. Exterior Maintenance**

- a. 53 Audrey Circle – has stained his trim, but his outside storage is still an issue. A fine will be assessed.
- b. 75 Audrey Circle – outside storage is still taking place. A fine will be assessed.
- c. 8 Zoe Court – SRG will determine if there are ladders being stored alongside his home.
- d. 79 Audrey Circle – no permit or application to date. Inspection by the county is pending due to snow load capacity.

## **VII. NEW BUSINESS**

### **A. Irrigation Upgrades**

- ❑ Installation of 7 heads behind 12,16 and 20 Audrey Circle and 7 heads behind 94, 96 and 100 Audrey Circle - \$1,400 (Owners approved \$1,500 for this work to be complete at the annual meeting) Val made a motion to approve the \$1,400 to add the irrigation mentioned above. Jerry seconded and the motion carried.
- ❑ Installation of 5 heads behind 50 and 54 Audrey - \$500 (This is the area that Pulks and Curcio have been maintaining) Val moved to approve the installation of the 5 heads mentioned above for \$500. Jim seconded and the motion carried.

### **B. Landscaping Improvements**

- ❑ Remove vole condo behind 97 Audrey Circle - \$165 The Board approved the removal of this sod.
  - ❑ Remove dead trees in the common areas - \$155 The board approved the removal of the dead trees. Tim will be asked about the removal of the one dead tree on the large berm.
  - ❑ Pruning of trees in common area and removal of dead trees - \$520 – this was not approved.
  - ❑ Install edging between 19 and 25 Audrey along existing path - \$1,295
  - ❑ Install edging in the middle park area start at 20 Audrey and go along existing path to 94 Audrey - \$2,535
  - ❑ Install edging between 58 and 54 Audrey along path – \$622.50
- The issue of the paths will be discussed at the annual meeting. SRG will determine if this includes weed barrier and additional pea rocks along the path. SRG will obtain a total of three bids for presentation at the annual meeting. SRG will also determine if the Greenscapes bid includes the path from Audrey Circle to Alpensee.
- ❑ Garage Sale – A neighborhood garage sale will be held on Saturday, September 7. The HOA will pay for the ad in the Summit Daily. SRG will send notice to owners regarding this event.

C. Pods – This will be added as a Declaration change when they are reviewed by the attorney.

### **D. Annual Meeting Update**

- ❑ Saturday, October 5, 2013 at 10:00 am
- ❑ Notice will be sent to Owners on September 5, 2013
- ❑ Pre-meeting Board Meeting will be at 9:00 am – notice will be posted on website

## **VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Saturday, October 5, 2013 at 9:00 am. The agenda will be posted on website prior to the meeting.

**IX. ADJOURNMENT**

With no further business, at 3:52 pm Val made a motion to adjourn the meeting. Jerry seconded and the motion carried.

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

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