

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 15, 2016

I. CALL TO ORDER

The meeting was called to order at 3:02 pm.

Board members in attendance were:

Valerie Sprenger
Jerry Westhoff
John Ryan
Alex Gelb
Matt Hanson

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website. No Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes of the May 16, 2016 Board Meeting. Jerry seconded and the motion carried.

IV. FINANCIALS

A. Deb reported on the financials as of June 30, 2016 close as follows:

- a. June 30, 2016 close financials report that Farmers Grove has \$7,075.34 in Operating and \$63,939.82 in Reserves.
- b. The Profit and Loss reports that as of June 30, 2016 Farmers Grove is \$2,888.25 under budget in operating expenses.
- c. The Board discussed major areas of variance.
- d. Most owners are current with dues. Late fees are being assessed to those who are not, unless they have set up, and are following, a payment plan.

B. 2017 Proposed Budget

- a. The Board reviewed the proposed 2017 budget.
- b. No increase to dues is proposed.
- c. Jerry made a motion to approve the budget for presentation to Owners at the annual meeting. John seconded and the motion carried.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Deb and Board members matched stain colors of the homes at Farmers Grove and sent color chart to all Owners. The chart was also placed on the website.
- b. Playground repairs are complete
- c. Continue to stay in contact with Owners regarding violations.
- d. Poisoned Cottonwood shoots at 70 Audrey Circle. Others are coming up and will be poisoned as well. SRG will monitor this to make sure that they are all dead before winter.
- e. Truck topper removed from an Owners yard.
- f. Sent email to Owners regarding fine schedule and rules.

B. Pending Items

- a. The moving of boulders at 70 Audrey Circle – Owner picked up certified mail on July 28. They have 30 days to move the boulders. If not removed by August 28, 2016, SRG will hire someone to move them and the Owner will be billed. SRG will ask attorney, Felice Huntley, if the association can remove the boulders if they do not comply.
- b. Asphalt crack fill is pending.

C. Report Items

- a. Vole baiting in common area continues. SRG will ask Rob from Orkin to bait the area behind 97 Audrey Circle.
- b. Off leash pet reports have lessened.

VI. MOTIONS VIA EMAIL

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

- 5/27/16 – Approval of Highland Meadows Letter
- 6/2/16 – Matt Hanson Appointment
- 6/21/16 – Approval of reduction of late fees
- 7/18/16 – Baum Hot Tub approval
- 7/18/16 – Gambino landscape approval
- 8/1/16 – Asphalt approval (Columbine)
- 8/9/16 – Sprenger landscape approval

Alex seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update – No DRC Update

VIII. NEW BUSINESS

- A. Annual Meeting – The Board discussed the details of the annual meeting notice. It was approved to be sent as is.
- B. Owner has requested to remove the rocks around their house. The Board agreed that the rocks cannot be moved due to uniformity. A flower bed may be added elsewhere on the property, but rocks may be not be removed.
- C. Dead trees that have been pulled and placed by the speed bump will be removed.
- D. Email will be sent to Owners to pull in trashcans into the garage at night to avoid attracting bears.

IX. EXECUTIVE SESSION

A. There was no executive session

X. NEXT MEETING DATE

The next Board of Directors meeting will be held in on October 8, 2016 prior to the Annual Meeting at 9:00 am. A short meeting to elect officers will be held after the annual meeting.

XI. ADJOURNMENT

With no further business, at 3:41 pm, Val made a motion to adjourn the meeting. Matt seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____