

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 27, 2015

I. CALL TO ORDER

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

Board members in attendance were:

Valerie Sprenger
Jim Curcio – via telephone
Jerry Westhoff
John Ryan
Alex Gelb

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

Jerry moved to approve the minutes of the April 21, 2015 Board Meeting. John seconded and the motion carried.

IV. FINANCIALS

A. Deb discussed the financial report as of July 31, 2015 close as follows:

- a. July 31, 2015 close financials report that Farmers Grove has \$6,630.83 in Operating and \$82,575.11 in Reserves.
- b. The Profit and Loss reports that as of July 31, 2015, Farmers Grove is \$6,064.76 under budget in operating expenses.
- c. The Board discussed major areas of variance.
- d. All Owners are current with dues

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Jarelle Drive road project complete – Summit School District has agreed to pay ½ of the cost, not to include the Association's legal fees. The Board discussed whether or not to send Highlands Meadow a letter requesting they contribute towards this project. Jerry made a motion to have attorney, Felice Huntley, send a letter to the President of the HOA of Highland Meadows asking them to contribute financially to this project. John seconded and the motion carried. Deb will meet with Robert Jacobs on site for final walk around and approval for probationary maintenance.
- b. John suggested that a convex mirror be placed on the south berm between Dickey Drive and Hwy 9. Deb will ask Robert Jacobs if that would be a possibility. If so, SRG will have one placed.
- c. Spring drive through complete

B. Pending Items

- a. Governing Document Amendment is pending. This will be on the agenda at the annual HOA meeting to determine interest.

C. Report Items

- a. Vole baiting is ongoing.

VI. MOTIONS VIA EMAIL

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

- 6/1/15 – Columbine Hills to complete the concrete and asphalt work on Jarelle
- 6/22/15 – Jarelle Drive Survey completed by Baseline
- 7/27/15 – Increased Jarelle Bid after meeting with the County

Jerry seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update – Jerry is working to update the DRC Guidelines so that they will be consistent with the recent Plat Amendment.

- a. Several shed requests have been approved.
- b. Dora Collins submitted an application to remove three trees and permission was granted.
- c. Illegal shed – SRG will contact the owner of the illegal shed and ask for an update from the county. SRG will also call Brian Potts to ask if owner has contacted him.

VIII. NEW BUSINESS

- A. Owner Issue – In July 2013, an Owner planted Cottonwood trees in the HOA right of way. When they were originally planted, the trees were smaller and the Board did not ask the owner to move the trees onto their property. Now that the trees are large, they have become more of a liability to the Association. The Board is concerned that if there were an accident and someone was injured as a result of running into one of the trees, the Association could be held liable for any injuries or damages. They are also concerned that the shoots from the Cottonwood trees will most likely grow up through the asphalt, since they are placed so close to the road. Attorney, Felice Huntley, will be asked to draft a letter (maintenance agreement) regarding the liability of the trees and maintenance responsibility of the asphalt if it is caused by the Cottonwood shoots. Felice will be asked if the agreement can be enforced if the Owner does not sign it. This agreement will be recorded and will be appurtenant to the property. Felice will also be asked if the Association has the legal right to remove the trees.
- B. Trash – The carabineers on the trash cans continue to fall off. SRG is working with Timberline Disposal to remedy the issue.
- C. Motor bikes – Jerry asked if the motorcycles should be permitted on the roads. Unlicensed motorized bikes (electric or gas) or ATV's are not permitted on the roads at Farmers Grove. Felice Huntley will be consulted and rules will be changed to reflect this.
- D. Play area is in need of attention. SRG will have the screws tightened and wood stained. Wood chips will be raked and distributed evenly. Next summer other options for the ground cover will be considered. SRG will obtain updated quotes on recycled tires.
- E. 2015 Annual HOA Meeting
 - a. Saturday, October 10, 2015 at 10:00 am
 - b. Mt. Royal Room in Frisco County Commons
 - c. Notice to be sent on September 10, 2015 – The Board reviewed the annual meeting notice.
 - d. Water, coffee, cookies and bagels will be provided

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held prior to the Annual HOA meeting to discuss presentation at the annual meeting. Another meeting will be held following the HOA meeting to elect officers.

X. ADJOURNMENT

With no further business, at 3:21 pm, Val made a motion to adjourn the meeting. Jim seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____