

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 7, 2012

I. CALL TO ORDER

The meeting was called to order at 2:40 pm.

Board members in attendance were:

Valerie Sprenger
Scott Vinas
Jerry Westhoff

Also in attendance was owner Jim Curcio. Maria Iriarte was present via telephone. 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. Homeowner Jim Curcio was in attendance in person and Maria Iriarte was present via telephone.

- Janie Hodge has resigned from the board and Jim has expressed interest in serving until the annual meeting in October.
- Val made a motion to appoint Jim as a board member to replace Janie Hodge, until the annual meeting in October. Scott seconded and with all in favor, the motion carried.

III. APPROVE PREVIOUS MEETING MINUTES

Val moved to approve the minutes of the May 8, 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 June 2012 close

June 2012 close financials report that Farmers Grove has \$6,643.84 in Operating and \$26,224.68 in Reserves. In the Alpine CD, there was \$30,153.61.

Areas of significant underage include:

- ❑ 601-Legal-\$949.15 under budget
- ❑ 677-Landscape Maintenance-\$1,600 under budget-timing issue

Irrigation

- ❑ The irrigation bill from the second quarter is high due to a dry summer plus it included the irrigation bill from last year's third quarter, since the meter was pulled early for the irrigation pit repair done last fall.

A/R-no owners are late with dues

2013 Budget Review

- ❑ Major areas of change include in the budget presented are:
 - ❑ 608-Copies/Office \$400 increase
 - ❑ 621-Insurance \$1,134.59 increase (unless FG decides to change carriers on April 1, 2013)
- ❑ Option A keeps insurance company as Strong Insurance
 - ❑ Proposed \$2.50 increase to dues, or one time \$30 special assessment
 - ❑ This includes no increase into reserves
- ❑ Option B
 - ❑ Change insurance company to State Farm
 - ❑ No increase to dues
 - ❑ No increase to reserves
- ❑ Scott made a motion to change insurance companies from Farmers to State Farm beginning April 1, 2013, and present two budgets to owners at the annual meeting. One to include no dues increase and the other to include a \$2.50 per month increase to be added to the reserve contribution. Jerry seconded and with all in favor, the motion carried.

V. MANAGING AGENTS REPORT

A. Complete Items-

- ❑ Kept in touch with owners regarding upkeep of their homes
- ❑ Scheduled survey along Farmers Lane to determine grade
- ❑ Sent spring newsletter to owners

VI. OLD BUSINESS

A. Motions via email

- No motions via email

B. Speed Bumps

- a. Speed bumps will be lowered during the third week of September.
- b. All speed bump signs are in place

C. DRC Committee

- a. No update

D. Spring walk through

- a. Walk through was on May 21, 2012 at 1:00
- b. Owners were notified if any maintenance was needed to their home
- c. Three owners had not responded or done the maintenance
 - i. Phone calls will be made to two of the owners letting them know that certified letters will be sent to them for compliance.
 - ii. After phone call, those two will be sent a certified letters giving 30 days for compliance or the HOA will have the work completed and the owner will be billed. Draft of the letter will be sent to the board for approval before being sent.
 - iii. Jim will look at the other home and follow up with the board regarding progress of the maintenance.

E. Berm Update

- a. Board members will do a final inspection of the berm and if it meets with their approval, the final steps for possession will be taken
- b. SRG will contact county for sign-off after board has done its inspection.
- c. Greenscapes will be asked to do a clean-up on the berm in late September.

F. Re-Grading Update

- a. Jerry presented the survey done by Range West and commented on the improvements that needed to be made.
- b. SRG will contact Range West to determine the cost to create a design on how to correct the drainage problem. SRG will pass the information to the board and they will determine if they would like to hire Range West to do the design.
- c. SRG will provide the recent survey with Jerry's comments to Range West for design.
- d. Maria Iriarte, 107 Alpensee, asked if the HOA could pursue the owners of the business across the street to have them grade their side also. Jim will speak to them and let them know the plan of FGHOA and see if they would like to join efforts to solve the problem.
- e. Board determined that the Farmers Grove side of the street will ultimately be graded properly, as that is the responsibility of the association. The business side may choose to fix theirs or not. A civil suit by individual owners against the business is an option, but that will not be the decision of the association, nor will the association be a party to the lawsuits.

G. Annual Meeting

- a. Date: Saturday, October 6, 2012
- b. Time: 10:00 am
- c. Place: Summit High School
- d. Pastries, coffee and juice will be served-juice boxes for children
- e. Notice will be sent to owners on September 6, 2012
- f. Board approved notice to be mailed to owners and will be mailed on September 6, 2012

VII. NEW BUSINESS

A. Breckenridge Community Plot

- ☐ Jerry presented information to the board about putting a community garden in the common area of the subdivision
- ☐ The board decided not to do this at this time

B. Owner Concerns

- ☐ Board reviewed information about pets being in other's yards and not picking up after the pet. It was also discussed the burnt grass from the acids in urine from dogs.
- ☐ Owners will be reminded that they must have their dog on leash and not to let it go into neighbor's yard for any reason without the express invitation of other owner.
- ☐ Scott will monitor the situation mentioned above weekly.

C. Garage Sale

- ☐ Scott made a motion to have a neighborhood garage sale on September 15, 2012. Val seconded and with all in favor, the motion carried.
- ☐ The association will pay for the ad in the Summit Daily.
- ☐ SRG will call Waste Management to see if a dumpster can be donated for this day. If not, the price will be sent to board members to determine if the expense should be incurred.

D. Tenant Pets

- ☐ SRG will contact all owners to let them know that if their tenant has a pet, the owner will be responsible for any fines incurred by tenant pets for being off leash or being in neighbor's yards.
- ☐ SRG will send the board the email for approval before it is sent to owners.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held after the annual meeting on October 6, 2012 at the Summit High School. Agenda will be posted on website prior to meeting.

IX. ADJOURNMENT

With no further business, Val adjourned the meeting at 4:40 pm with a motion and a second by Scott and the motion carried.

Approved By: _____
Board Member Signature

Date: _____