

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20, 2018**

I. CALL TO ORDER

The meeting was called to order at 9:00 am at the office of Summit Resort Group.

Board members in attendance were:

John Ryan

Valerie Sprenger – Via telephone

Alex Gelb

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Alex made a motion to approve the minutes of the March 6, 2018 Board Meeting. John seconded, and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of July 31, 2018 close as follows:

- a. July 2018 close financials reports that Farmers Grove has \$9,113.94 in Operating and \$81,020.20 in Reserves
- b. As of July 2018 close, the HOA was \$4,771.26 under budget in Operating expenses.
- c. The Board discussed the major areas of variance.
- d. All owners who are not paying dues are being assessed late fees. Late fees are never waived.

B. The board reviewed the 2019 proposed budget. John made a motion to approve the budget for presentation to owners at the annual meeting. Alex seconded, and the motion carried.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. The owner work day is complete. Several owners helped prepare the pathway on this work day. Val was thanked for spearheading the project. Greenscapes spread crusher fines on the prepared path.

B. Pending Items

- a. There are no pending items.

C. Report Items

- a. The playground was deemed to be in good condition when inspected during the walk through.
- b. Owners who needed maintenance to their homes were contacted via email.

VI. MOTIONS VIA EMAIL

Alex made a motion to approve the following actions that have been made via email since the last board meeting:

- 4/24/18 – Asphalt seal coat approved

- 4/24/18 – Deep root feeding of trees was approved
- 4/24/18 – Landscape contractor was approved

Val seconded and the motion carried.

VII. OLD BUSINESS

A. DRC Committee Update – There has been a hot tub installed on Audrey Circle and a roof replaced on a duplex on Alpansee.

VIII. NEW BUSINESS

- A. Bylaw Amendment – The board reviewed the First Amended and Restated Bylaws of Farmers Grove. It was signed by Peg Healey in 2006, but it is unsure if they were approved. Val will look through her archives to see if she can find the minutes approving the amended bylaws. The board discussed the fact that only 3 board members are permitted by the current bylaws. To the board's knowledge, there have always been 5 board members, which contradicts the bylaws. Kyle and Matt have resigned from the board in order to become compliant. John made a motion to amend the bylaws to allow between 3-7 board members. Val seconded, and the motion carried. The bylaws will be edited and sent to owners for a one-week comment period. The board will meet at 6:30 on Thursday, October 4, 2018 to review comments and ratify the amended bylaws.
- B. Board Position – John made a motion to appoint Valerie Secretary/Treasurer along with continuing her Design Review Committee responsibilities. Alex seconded, and the motion carried.
- C. Timberline Disposal – The board commented that Timberline Disposal is spreading glass on the streets as they crush the trash. They are also dripping oil or hydraulic fluid on the streets. SRG will contact them to make them aware of both items. SRG will have someone sweep up the glass before the weekend. The current Timberline contract expires in 2021.
- D. Annual Meeting Packet – The board reviewed the annual meeting packet. August financials will be inserted. Cookies and water will be served.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on October 4, 2018 at 6:30 to ratify the bylaw amendment. There will also be a meeting on October 4, 2018 following the annual meeting to elect officers.

X. ADJOURNMENT

With no further business, at 9:30 am, Alex made a motion to adjourn the meeting. John seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____