

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2014

I. CALL TO ORDER

The meeting was called to order at 9:33 am.

Board members in attendance were:

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

Representing Summit Resort Group were Deb Borel, Kevin Lovett and Peter Schutz.

II. OWNERS FORUM

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

III. BOARD VACANCY APPOINTMENT

Jim made a motion to appoint Alex Gelb to the Board to replace Scott Vinas. John seconded and with all in favor, the motion carried.

IV. APPROVE PREVIOUS MEETING MINUTES

Jim moved to approve the minutes of the April 22, 2014 Board Meeting. Val seconded and the motion carried.

V. FINANCIALS

A. Deb reported on the financial report as of July 31, 2014 as follows:

- a. July 2014 close financials report that Farmers Grove has \$7,802.12 in Operating and \$77,077.15 in Reserves.
- b. The Profit and Loss reports that as of July 31, 2014, Farmers Grove is \$1,768.92 under budget in operating expenses.
- c. The Board discussed major areas of variance.
- d. All owners are current with dues.

VI. MANAGING AGENTS REPORT

A. Complete Items

- a. Signed contract with Timberline to begin trash removal service beginning November 1, 2014. Notice of change will be posted on the mailboxes, emailed to owners and placed on owner statements for October, November and December. Trash removal day will be Friday.
- b. Followed up with owners regarding maintenance of homes.
- c. Sent information regarding plat amendment to owners.

B. Pending Items

- a. Continue to work with the county regarding turning Jarelle over to them.

C. Report Items

- a. Voles are being treated monthly.

VII. MOTIONS VIA EMAIL

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

- 4/30/14 – John Ryan appointment to the Board
- 7/15/14 – Trash removal company change to Timberline effective November 1, 2014.
- 7/24/14 – Speed bump striping approval
- 8/1/14 – Asphalt crack fill approval

Jim seconded and the motion carried.

A pothole is developing on Jarelle Drive. SRG will fill the hole.

VIII. OLD BUSINESS

A. DRC Committee Update

- a. Updated Exterior Alterations Form – Jerry reported that this will be updated after plat change has been approved.
- b. Approved door replacement at 19 Audrey Circle
- c. Several owners have expressed interest in adding sheds to their homes. This is pending at this time.

B. Plat Revision Update – The plat revision is under review. Farmers Grove should hear back from planning by mid-September. Jerry will keep the Board posted as the County provides feedback. After the County and Town of Breckenridge have given their approval, there will be a meeting with the Board of County Commissioners for final approval.

C. Governing Documents Amendments – this is tabled until the plat change is complete.

D. Spring Drive Through Update – There are six owners who have not responded to emails regarding the maintenance of their homes. SRG will follow up with these owners again for an update.

IX. NEW BUSINESS

A. Annual Owner Meeting

- a. October 4, 2014 at 10:00 am
- b. Summit High School Community Room
- c. No refreshments will be served.

Just for the information of the Board, SRG will determine if the Board can approve a special assessment or if Owners have to approve it.

X. NEXT MEETING DATE

The next Board of Directors meeting will be held on October 4, 2014 following the Annual meeting to elect officers.

XI. ADJOURNMENT

With no further business, at 10:09 am, Val made a motion to adjourn the meeting. Alex seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____