

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2010**

I. CALL TO ORDER

The meeting was called to order at 4:40 pm.

Board members in attendance were:

Valerie Sprenger, President

Amy Tomlinson, Vice President

Scott Vinas, Treasurer

Homeowner, Krassy Stoyanov, was present.

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

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to all owners.

III. APPROVE PREVIOUS MEETING MINUTES

Amy Tomlinson moved to approve the minutes of the February 4, 2010 Board Meeting as presented. Scott Vinas seconded and the motion carried.

IV. FINANCIAL REPORT

Kevin Lovett presented financial report as follows:

Financial Report as of March 2010 close

March 2010 close financials report that Farmers Grove has \$4,061.50 in Operating and \$22,485.36 in Reserves. The Alpine CD has \$40,411.59.

March 2010 Profit and Loss statement reports that Farmers Grove is \$3,040.57 over budget in year to date operating expenses.

Areas significantly under budget:

601 – Legal \$954

Areas significantly over budget:

665 – Trash Removal - \$3,908.50 - paid 5 days early so invoice was posted in March vs. April (second quarter)

Only one homeowner is past due in dues. Our accounting department is working with this family to get caught up.

V. MANAGING AGENTS REPORT

Complete Items-

- ☐ Certified letter was sent to homeowner, whose home was involved in accident, regarding placement of boulders. Greenscapes re-placed them.
- ☐ Certified letter sent to SHS regarding safety and liability on Alpensee.
- ☐ Placed Reserve Study and Funding Policy on website.
- ☐ E-mailed homeowners reminding them not to park on the street overnight-board discussed additional options on how to deal with overnight parking. Will not be addressed until there are further homeowner complaints.
- ☐ Called Greenscapes to verify that irrigation meter is disconnected.
- ☐ Updated Reserve Budget with requested numbers.
- ☐ Renewed Insurance policy including blanket policy.
- ☐ Entrance Light up and running by CDOT-electrical problem fixed.

B. Report Items-

- ☐ Voles will be re-baited this week.
- ☐ If there is no erosion on the berm when the snow melts, transfer will take place in the spring.
- ☐ Snow Plow bids will be obtained by July 1, 2010 for the 2010-2011 season. Will check into a 5%-10% discount for signing contract in the summer.

VI. OLD BUSINESS

- A. Solar Street Lights-SRG will re-assess cost in late summer and bring it up at the 2010 HOA Meeting.
- B. Playground-called insurance company regarding liability issues of a BBQ pit in common area. Scott Vinas will build it according to insurance recommendations. Stain for playground is in Krassy's garage.
- C. Light Pollution-Sara Gambino and Deb Borel have tried unsuccessfully to reach Teri Dismont, Teri's Upholstery, regarding light on their sign shining into homeowner's homes. Legally, there is nothing Farmers Grove can do regarding this light glare.
- D. Spring Walk-through- Guidelines will be e-mailed to homeowners on May 1. Representatives of SRG will drive through subdivision in mid July and send notices to homeowners that need to comply. Owners are asked to let SRG know if work is scheduled to start later than July 15. Attention to noxious weeds will be important this year.

VII. NEW BUSINESS

- A. Landscaping Bids: All three landscaping bids included the same services and are as follows:
 - ☐ **Mountain Property Services**-\$8,198.00 for season
 - ☐ **Neils Lunceford**-\$6,935.00 for season- 5% discount if paid in full by April 20, 2010 (\$6,588.25 with discount)
 - ☐ **Greenscapes**-\$11,100 for season

After much board discussion regarding landscaping bids, since Neils Lunceford was the only bid that was within the 2010 landscaping budget, Scott Vinas made the motion to pay Neils Lunceford in full for the 2010 summer season, saving the 5%. Amy Tomlinson seconded and the motion carried.

B. Irrigation

- ☐ Neils Lunceford-Irrigation start up/blow out and mid season inspection-\$975.00
- ☐ Greenscapes-Irrigation start up/blow out -\$350.00

Scott Vinas made the motion to hire Greenscapes for irrigation start up/blow out for the 2010 season. Amy Tomlinson seconded and the motion carried.

C. Speed Bumps-Summit Resort Group will obtain bids for removable speed bumps to be placed throughout subdivision.

D. Public Notice from Planning Department-Board of Directors position on Neils Lunceford's conditional use permit:

1. Would like nursery to have its own entrance
2. Express concern regarding the impact on the neighborhood
3. Increased maintenance impact on Farmers Lane

Email will be sent to homeowners asking them to email Katie Brown in the planning department with their concerns. Homeowners will be asked to copy Deb Borel on this email. A representative of SRG will present all homeowner emails at the public hearing. While SRG will be at this hearing to represent Farmers Grove, the more homeowners that attend, the better.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on Monday, June 10, 2010 at 4:30 pm at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:30 with a motion by Valerie Sprenger and a second by Scott Vinas and the motion carried.

Approved By: _____
Board Member Signature

Date: _____