

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 27, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 3:08 pm.

Board members in attendance were:

Valerie Sprenger  
Jerry Westhoff  
Scott Vinas

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

**II. OFFICER ELECTION**

Scott made a motion that the Board maintain current officer positions for the 2013-2014 term. Jerry seconded and the motion carried.

**III. OWNERS FORUM**

Notice of the meeting and agenda were posted on the website.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Jerry moved to approve the minutes of the August 13, 2013 Board Meeting. Scott seconded and the motion carried.

**V. FINANCIALS**

Financial Report as of December 2013 close

December 2013 close financials report that Farmers Grove has \$4,346.60 in Operating and \$69,703.76 in Reserves. All money from the Alpine CD has been transferred into Reserves.

Areas of significant variance include:

- ☐ 601-Legal-\$805.45 under budget
- ☐ 607-Miscellaneous-\$702.57 over budget (no food will be provided at the 2014 annual meeting. Firehouse and CMC will permit annual HOA meetings. SRG will contact them to see if the annual meeting can be held at one of the venues.)
- ☐ 621-Insurance-\$1,759.95 over budget
- ☐ 662-Irrigation Water-\$1,974.12 under budget
- ☐ 665-Trash Removal-\$315.04 under budget
- ☐ 666-Snow Removal-\$3,232.50 under budget
- ☐ 677-Landscape Maintenance-\$224.03 over budget

Board reviewed A/R – all owners are current  
The Board approved the financials as presented.

**VI. MANAGING AGENTS REPORT**

**Complete Items**-Deb Borel reported on the following:

- ☐ Sent letter to owners regarding 2014 budget and governing documents revisions. This will be discussed under Old Business.

- Installed 7 irrigation heads behind 12, 16 and 20 Audrey Circle and 7 heads behind 94, 96 and 100 Audrey Circle. Additionally, 5 heads behind 50 and 54 Audrey Circle were installed.
- Vole condo behind 97 Audrey Circle removed.
- Dead trees in the common area were removed.
- Garage sale was scheduled and owners were notified of the date. The association paid for the ad in the Summit Daily.

**Pending Items**

- Jerry and Deb are working with County regarding turning over the maintenance of Jarelle.
- Owner work date to improve the paths throughout the subdivision will be set at the April Board meeting.

**Report Items**

- Currently, all owners are compliant regarding exterior maintenance.
- Arrow Insurance was unable to match or beat the insurance price that Farmers provides. SRG will shop prices before April renewal.

**VI. OLD BUSINESS**

**A. Ratify Motions via email**

- a. 9/11/13 – Ron Wiggins appointment to the board
  - b. 9/17/13 – Path improvements between lots 7 and 8
  - c. 9/17/13 – Compliance fee for deck on 79 Audrey Circle
  - d. 10/8/13 – Snow removal was contracted to Aichholz.
  - e. 10/11/13 – 100 Audrey Circle addition approval
  - f. 10/23/13 – CD balance transferred into reserves
  - g. 10/23/13 – 2014 preliminary budget approval to owners.
  - h. 10/24/13 – 100 Audrey Circle DRC fee amount (SRG will confirm receipt)
  - i. 12/18/13 – Budget mailer and governing documents revision mailer to owners.
- Scott made a motion to ratify the above motions that were made via email. Jerry seconded and the motion carried.

**B. DRC Committee Update**

- a. Jerry explained the current status of the project at 100 Audrey Circle.
  - i. There is currently extra square footage that is permitted per the plat for the subdivision.
  - ii. The Farmers Grove subdivision was approved with a limit on the size of homes, storage areas and garages.
  - iii. The plat was inaccurate due to a contradiction on the size limits.
  - iv. The county is requiring the plat to be corrected.
  - v. The county wanted to extinguish the extra density, but Farmers Grove has authority to decide how it is allocated.
  - vi. Jerry has drawn up possible additional square footage options for each home design at Farmers Grove.
  - vii. Attorney, Felice Huntley, is currently reviewing the Governing Documents to confirm the percentage of owners, if any, that is needed for plat revision approval.
  - viii. The county wants to include the Town of Breckenridge to make sure everyone is in agreement regarding the changes.

- ix. Farmers Grove is currently under B3 zoning.
- x. Jerry will continue to keep the board up to date on the progress.

C. Declaration Amendment – Eleven responses have been received to date. They are as follows.

- a. Only owners allowed to have pets – 6
- b. Tenants and owners allowed to have pets – 5
- c. Support parking changes – 10
- d. Do not support parking changes – 1
- e. Support vehicle changes – 8
- f. Do not support vehicle changes – 2
- g. Support outside storage changes – 9
- h. Do not support outside storage changes – 1

The Board chose not to take action on this until the spring meeting.

**VII. NEW BUSINESS**

- A. Records Inspections Policy – The Board reviewed the updated Records Inspection Policy. Scott made a motion to approve this policy as presented. Jerry seconded and with all in favor, the motion carried.
- B. Managing Agent – SRG representatives stepped out of the room so that the Board could discuss bids that were obtained from other management companies. The Board agreed unanimously to retain Summit Resort Group for a one-year contract beginning February 1, 2104.

**VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be held in April. SRG will poll the Board for dates. The agenda will be posted on website prior to the meeting.

**IX. ADJOURNMENT**

With no further business, at 4:24 pm Jerry made a motion to adjourn the meeting. Scott seconded and the motion carried.

Approved By: Approved @ 3-7-14 BOD mtg Date: \_\_\_\_\_  
Board Member Signature