

Minutes
Farmer's Grove Board of Directors Meeting
Friday October 24, 2008
7:30 pm
Starbuck's Frisco 710 Summit Blvd.

Roll Call and Notice of Attendance

Rebecca Arthur, Bud Hall, Suzanne Kelley, Valerie Sprenger, Amy Tomlinson

Call to Order

On time at 7:30

Introduction of Guests

No guests were present.

Review and Approve Agenda

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the agenda of this meeting was approved as written.

Old Business (per discussion at the Annual HOA Meeting)

Snowplowing Issues

- The synopsis provided by Wildernest Property Management of four snowplowing bids was reviewed

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the snowplowing contract for predetermined roads and common areas will be extended to Krasimir Stoyanov at \$1000 per month.

- The following points were clarified:
 - Mr. Stoyanov will need to submit a monthly invoice.
 - Payments will only be made in arrears, but should be made promptly.
 - There is a 25 foot easement from the center of the road that may need to be used in heavy snow years. We have lost some of our snow storage with the new berm built between Highway 9 and Farmer's Lane.
 - There is a concern that rebar markers may damage Mr. Stoyanov's plow blade and that the rebar should be replaced with fiberglass or PVC markers at least 18 inches from the road edge.
- Business contributions for Farmer's Lane by mailboxes: FG has historically plowed this area. There are concerns that businesses using this road need to be helping to fund maintenance of this easement.
 - Suzanne Kelley will follow up with Mr. Shoop to see if he has had any success in getting the businesses to contribute. If not, Ms. Kelly will speak with Mr. Stoyanov to see if he will speak with the businesses.

- County assistance in plowing Jarelle: FG has historically plowed this area. There are concerns that the county needs to keep this area plowed to provide easement from the high school. Per Suzanne Kelley there are no county regulations requiring FG to plow the area. There are concerns that FG owners on Alpensee would be negatively impacted if the area between Zoe Court and Alpensee went unplowed. The Board agreed not to pay Mr. Stoyanov to plow that segment of Jarelle. If the County does not plow the segment the issue may be readdressed.

Policy for homeowner reimbursement

- There may be occasions that FG homeowners are paid to perform services that benefit the HOA. The board agrees that:
 - All services and fees must be preapproved
 - There should be a written policy addressing this issue
 - Payment for services should occur within 45 days
 - Rebecca Arthur volunteered to research this issue

Solar lights

- Some homeowners have expressed desire for the HOA to install lighting in the neighborhood. The goals of the lighting are not clear: security vs. ambiance vs. neighborhood navigation.
 - The following needs to be researched:
 - Cost: installation, maintenance, replacement
 - Light post location options
 - Number and wattage necessary to achieve potential goals of security vs. ambiance vs. neighborhood navigation.
 - Valerie Sprenger will research the options. The goal per the last annual meeting will be to present the options to homeowners at the next annual meeting. The issue will be addressed at the next Board meeting as well.

Information for new homeowners

- Currently the only information distributed to new FG homeowners is regarding property management services.
- The Board agrees that the following information would be useful:
 - Waste management / recycling: days, cost, etc.
 - Board contacts
 - Scheduled meetings and events
 - Farmer's Grove directory, Service Directory, and discount
 - Property Management and liaison contact
 - Schools
 - Mailboxes
- Amy Tomlinson will pull the information together. She will also contact J Rae at Wilderndest for notification of new home purchases.

Compliance with Bylaws and State Laws SB 89 & 100

- The Board wants to ensure that we are in compliance with the documents above. The following points were clarified:
 - The fiscal year begins on January 1.
 - Communication with homeowners: a variety of methods are allowed: e-mail, webposting, U.S. mail, hand delivery, notice posting.
 - Amy Tomlinson will send a letter to all homeowners to determine their preferred mode of communication.
 - Suzanne Kelley will research building a weather-sealed bulletin board by the mailboxes. The posthole for the support of the bulletin board has already been placed.
 - Our Responsible Governance Policies are spelled out in our Bylaws
 - We have no principal office onsite at Farmer's Grove. The property management office and the FG website serve as our principal office.
 - We do not yet have a written policy addressing disputes arising between the association and unit owners. Ms. Taylor has forwarded us a copy that Wildercrest uses. That document was reviewed by a county judge.
 - Each board member will review the document. The board will communicate this week to approve or amend the document.

New Business

Assignment of Board positions and affirmation of duties

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the following positions were affirmed:

Bud Hall: President

Valerie Sprenger: Vice President

Rebecca Arthur: Treasurer

Amy Tomlinson: Secretary

Suzanne Kelley: Design Review Committee Chair

- Amy Tomlinson will make sure the website is updated to reflect the above.

Approval of upcoming Board meetings and spring walk-through

- May 23, 2009 2pm Spring On-Site Walk-Through
- May 23, 2009 3pm 91 Audrey Circle Board Meeting
 - This date was changed from the originally proposed May 28.
- June 25, 2009 7pm 50 Audrey Circle Board Meeting
- July 24, 2009 7pm 91 Audrey Circle Board Meeting
 - This date was changed from the originally proposed July 23.
- August 27, 2009 7pm 50 Audrey Circle Board Meeting
- October 10, 2009 5pm TBD Annual HOA Meeting

Invitation for Guest Speaking

No guests were present.

Adjournment

The meeting adjourned at 8:05pm.