

**FARMERS GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 17, 2011**

**I. CALL TO ORDER**

The meeting was called to order at 3:00 pm.

Board members in attendance were:

Valerie Sprenger-via telephone

Scott Vinas

Jerry Westhoff

Representing Summit Resort Group was Kevin Lovett 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**

Val moved to approve the minutes of the September 28, 2011 and October 15, 2011 Board Meetings as presented. Scott seconded and the motion carried.

**IV. MOTIONS VIA EMAIL**

- Trash Removal-Scott made a motion to contract with Waste Management for trash removal and recycling for \$18.65 per month. Jerry seconded and the motion carried. This is a reduction of \$5.50 per month. The agreement begins November 1, 2011 and includes no price increase for the first 12 months, then a cap of 5% increase per year excluding landfill increases.
- Homeowner letter and revised budget-Jerry made a motion to send revised budget to homeowners. Scott seconded and the motion carried.
- Irrigation Repair-Scott made a motion to make necessary repairs in the irrigation pit for a price of \$2,850, with the work being performed by Helton Backhoe Services, Inc. Jerry seconded and the motion carried.
- CD Renewal Amount-Val made a motion to renew the CD for 24 months for \$30,000 and take out the balance and place into reserves. Scott seconded and the motion carried.

**V. FINANCIAL REPORT**

Deb Borel presented financial report as follows:

Financial Report as of October 2011 close

October 2011 close financials report that Farmers Grove has \$4,600.13 in Operating and \$23,482.54 in Reserves. In the Alpine CD, there was \$30,000.

Areas of significant underage include:

- ❑ 601-Legal-\$854.50 under budget
- ❑ 677-Landscape Maintenance-\$1,851.98 under budget

Areas of significant overage include:

- ❑ 621-Insurance-\$389.84 over budget-Board elected to have a balloon policy added to the insurance at an added cost.

- ☐ 662-Irrigation-\$1,009.91 over budget
- ☐ 665-Trash Removal-\$1,003.50 over budget-Land fill costs increased along with timing issues.
- ☐ 666-Snow Removal-\$1,905 over budget-paid to get roads back after Plow Jockey quit. March (\$1,500) snow haul away.

No homeowner is late with dues.

CD expired on October 23, 2011

- ☐ \$30,000 in CD for two years. The balance is in reserves.

Irrigation repairs paid from Reserves-\$2,850

#### 2012 Budget

Revised budget sent to homeowners. To date, fifteen have responded to approve the revised 2012 budget. With a 20% required approval, the 2012 budget was passed.

### **VI. MANAGING AGENTS REPORT**

#### **Complete Items-**

- ☐ Irrigation repairs complete
- ☐ Sent homeowners information on irrigation issues
- ☐ Email regarding snow plow markers sent to owners

### **VI. OLD BUSINESS**

- A. Plow Jockey – Consulted attorney and were advised that since the judgment was against Plow Jockey and not Robert Hampton, there was nothing to collect. In the courtroom, the judge removed Robert Hampton from the case and made the judgment solely against the business. The business has no assets. She said that Farmers Grove's only option was to re-file a small claim against Robert Hampton. She said that FG would probably not win, since he had already been removed as a defendant in the first case, but that was the decision of the board, since advice was all she was giving. Val made a motion not incur the cost to pursue another case against Robert Hampton, and to keep the balance on the balance sheet. Scott seconded and the motion carried.
- B. Snow Plow Markers-SRG emailed homeowners regarding placement of snow plow markers and followed up with Greenscapes to make sure they were placed correctly. Greenscapes reported that he is satisfied with placement.
- C. Post Annual Meeting 2011 Owner Mailing will be sent to owners with minutes and approved budget. A cover letter will include additional information. Board will approve letter before it is sent to owners.

### **VII. NEW BUSINESS**

- A. Outside Storage-the board will remain consistent regarding all homeowner violations.
- B. Overnight parking-per owner request at the annual meeting, SRG contacted the tenant (police officer) parking on the street overnight. Per county regulations, Senate Bills and association regulations, emergency vehicles are permitted to park

on the street at any time. Scott will talk to tenant and request that he remove car on mornings that snow removal is necessary.

- C. Curb Stop Repair-Irrigation repair in the curb stop was necessary for water shut off before pipe freeze-ups occurred. SRG obtained 3 bids for repairs and board contracted lowest bidder to complete the work. Homeowners were informed of the necessary emergency repair via email. From notification that repair was necessary to completion of job, less than one week lapsed. Greenscapes inspected the work after it was complete and said that the shut off was working properly.
- D. Slide-Ramon Gomez will take the cracked slide to Denver the company who replaced it under warranty. It will be delivered to them tomorrow.
- E. Zoe Court homeowner drainage issue- Krassy Stoyanov, owner of 8 Zoe Court asked SRG to look at a drainage issue that he has into his basement. Deb Borel and Kevin Lovett went to his home to look at the snow storage around his home and potential problems with drainage. Kevin Lovett presented owner drainage issues to board. The board discussed the following:
  - ☐ Crawl space is not designed to be water proof, but to absorb moisture into soil floor.
  - ☐ Decs and Bylaws state that if a common element fails resulting in damage to his unit, the association would be responsible, however, nothing has changed with runoff or irrigation since complex was developed.
  - ☐ Board suggested that it may be seeping from underground, and not a drainage issue.
  - ☐ Suggested putting sump pump in basement at the expense of the owner.
  - ☐ After initial review of the situation, board concluded that Krassy should have an expert look at the problem, at his expense, and get a report of how the water is entering his basement. If a common element has failed resulting in the water in his basement, next steps will be taken.
- F. DRC Committee-No interest was expressed by homeowners to serve. Jerry will contact two owners and ask for them to volunteer.
- G. DRC Amendments-Jerry will send board a list of suggested amendments that should be made to the DRC requirements. SRG will send him the amendment regarding sheds and make sure that it is placed on the website.

#### **VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be on March 1, 2012 at 2:30 in the office of Summit Resort Group. Date and agenda will be posted on website prior to meeting.

#### **IX. ADJOURNMENT**

With no further business, Val adjourned the meeting at 4:05 pm with a motion and a second by Scott and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_