

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 6, 2011

I. CALL TO ORDER

The meeting was called to order at 3:05 pm.

Board members in attendance were:

Valerie Sprenger
Scott Vinas
Ramon Gomez

Representing Summit Resort Group was Peter Schutz, Kevin Lovett and Deb Borel. Homeowners Tom Pulk and Peg Healey were also present.

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to all owners. Owner Tom Pulk discussed the following:

1. Posting of minutes-would like to see the minutes posted prior to being approved. SRG will place a draft of board meeting minutes on the website after each meeting.
2. Meeting Dates-would like to see consistent meeting dates set and adhered to. Board explained that with board member schedule, that was not possible. Must have quorum to have a legal meeting.
3. Board member meeting attendance-wants there to be a minimum meeting requirement for board meetings by board members. That is always a goal, but with volunteers holding the positions, not always possible. No current requirement in governing documents.
4. Fire Hydrant water meter payment responsibilities. HOA not responsible for paying water costs for fire hydrant usage.
5. Speed Bumps-SRG to send Peg Healy paper trail regarding speed bumps.
6. Reserve Study-Tom Pulk would like the association to invest \$3,000 to \$5,000 to have a professional reserve study done. SRG will get bids for this service and discuss with owners at annual meeting.
7. Jarelle-questioned the maintenance responsibility of this road. SRG will confirm and get back to Tom.
8. Performance Bond-Tom felt it necessary to have a performance bond in place before pre-paying Plow Jockey. Board agreed, but there was not one in place.

III. APPROVE PREVIOUS MEETING MINUTES

Scott moved to approve the minutes of the April 25, 2011 Board Meetings as presented. Ramon seconded and the motion carried.

IV. FINANCIAL REPORT

Deb Borel presented financial report as follows:

Financial Report as of July 2011 close

July 2011 close financials report that Farmers Grove has \$6,179.37 in Operating and \$10,676.07 in Reserves. The Alpine CD has \$41,768.11.

July 2011 Profit and Loss statement reports that Farmers Grove is \$2,904.70 over budget in year to date operating expenses.

Areas significantly under budget:

601 – Legal \$924.50

Areas significantly over budget:

665 – Trash Removal - \$1,118.75

666 – Snow Removal - \$1,905.00

A/R- One family is behind in dues payments. The accounting department is working with this family to catch up.

2012 Operating Budget-significant increases

- Insurance-\$408.74 increase-includes umbrella and 4% increase from last year
- Irrigation-\$2,564 increase-billed every other month, not quarterly, as thought in the past, plus 1% increase
- Trash removal-\$872 increase-5% increase from Waste Management and land fill increase

No management fee increase. Proposed dues increase of \$6.50 per month per unit for operating increases and \$1.00 per month to be placed into reserves. Increase can be proposed in 2 ways:

1. Increase dues to \$100 per month
2. One-time special assessment of \$90 per unit

Scott made a motion to present the above 2012 proposed operating budget to the homeowners at the annual meeting. Ramon seconded and the motion carried.

V. MANAGING AGENTS REPORT

Complete Items-

- Obtained bids for snow plow
- Speed bumps installed-Gary Probst was not able to contribute to the cost of the speed bump on Farmers Lane.
- Contacted homeowners about outside storage
- Voles baited in spring-Mike (Mountain Pest Control) recommends doing it in the spring and fall. Val made a motion to bait voles in the fall. Scott seconded and the motion carried. He will also be asked if the baiting will work on chipmunks. He will be told that the chipmunks are plentiful in the mailbox area.

VI. OLD BUSINESS

- A. Plow Jockey-Deb presented next steps for serving interrogatories to Plow Jockey. Park County Sheriff will be hired to serve him at the only address of record.
- B. Berm – Val, Scott and Deb met with Mike Doyle today, September 6, 2011, regarding the berm. FG will take over berm with the exception of the trees and vegetation. That will be re-evaluated in the spring of 2012. SRG will look for erosion under wall on the north end of the wall.

VII. NEW BUSINESS

A. Snow Plow Bids-

- ☐ Board was presented with two snow plow bids. Once another one is obtained, a decision will be made by the board.

B. Homeowner Contractors in Farmers Grove

- ☐ Scott made a motion that the association no longer hire Farmers Grove homeowners as contractors for the association (ie. snow plow, landscaping). Val seconded and the motion carried.

C. Homeowner Concerns-

- ☐ Rentals-Companies are renting from owners with a long term lease (over 9 months) and having employees rent two months at a time from the business owner. The board determined that the violation is not in the HOA jurisdiction, but in county jurisdiction. SRG will contact the concerned homeowner and advise them to contact the county.

- i. SRG will create a Rental Lease Compliance Notification Form for all homeowners to complete if they are renting their home.

- ☐ Parking on street overnight-Fines will be assessed, as stated in Rules and Regulations, after verbal warning.

D. Annual Meeting

- ☐ Saturday, October 15, 2011 at 10:00 am
- ☐ Community Room at SHS
- ☐ One board position open for election
- ☐ Reviewed annual meeting notice-will be sent to owners on September 15, 2011 with proposed changes from board.
- ☐ Donuts and coffee will be served along with juice boxes for kids

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be on September 28, 2011 at 3:00 pm at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, Scott adjourned the meeting at 5:00 pm with a motion and a second by Ramon and the motion carried.

Approved By: _____

Board Member Signature

Date: _____