

**Notice and Proposed Agenda**  
**Farmer's Grove Board of Directors Meeting**  
**Wednesday December 10**  
**3:00 pm**  
**Starbuck's Frisco 710 Summit Blvd.**

**Roll Call and Notice of Attendance**

Becca Arthur, Suzanne Kelley, Valerie Sprenger, Amy Tomlinson

**Call to Order**

At 3:06 pm

**Introduction of Guests**

No guests were present.

**Review and Approve Agenda**

The agenda was approved as written

**Old Business**

- Snowplowing (Becca Arthur)
  - Copy of Approved Contract with Plow Jockey was submitted into records
  - Copy of Proof of Insurance will be obtained by Suzanne Kelley for the records
  - Ensuring timely payment to prevent interruption of services
    - Wildernest is unable to arrange a direct deposit
    - Becca Arthur will confirm that monthly payments are made from Wildernest to Plow Jockey.
- Policy for homeowner reimbursement update (Becca Arthur)
  - The policy has been written and approved by the board.
  - The policy will be sent out with the Minutes of this meeting to the homeowners.
  - Two households will be reimbursed \$30 each for expenses incurred in building the playground
  - Fifty dollars will be reimbursed for the cost of the transcription of the annual meeting. The transcript will be available to any Home Owner who requests it.
- Solar light investigation update (Valerie Sprenger)
  - Recent investigation has revealed a cost per light of \$5,700. That price does not include the pole or installation. Prior research had shown less expensive options.
  - Cost for a 10-12' high pole is \$600-800
  - The process for installation would include:
    - Deciding if to install lights
    - Deciding where to install lights
    - County engineer would have to review the plan and approve
    - County permits would need to be obtained: possibly right of way and/or electrical
  - Valerie Sprenger will investigate further and have more information by January 31.

- Information for new homeowners project update (Amy Tomlinson)
  - Waste management / recycling: days, cost, etc.
    - Day for trash collection has been changed to Tuesdays
    - Cost of collection is covered in HOA dues
    - Every other Tuesday including 12/9/2008 is a recycling pickup:
      - Recycling containers:
        - Waste Management has containers for purchase
        - Or you can label cardboard boxes or brown paper bags as “recycle”
      - No need to sort recyclables
      - Shredded paper must be in a brown paper bag stapled shut
  - Amy Tomlinson will have the information compiled by January 31
- Compliance with Bylaws and State Laws SB 89 & 100
  - Dispute Resolution Policy was submitted into records
  - A copy of the document will be sent out with the minutes of this meeting

#### **New Business**

- Vacant Board Position (all Board Members)
  - Review of applicants.
    - There are some potential applicants
    - The Board will conduct interviews of the applicants in January
    - The Board will appoint a new member by January 31.
  - Review and possibly reassign Board positions
    - Valerie Sprenger will become President
    - The incoming Board member will likely become Vice President to fill Valerie Sprenger’s current spot. Any other assignment would depend on the interests or skills of the incoming Board member
- Annual Review of 2008 Projects (all Board Members)
  - Develop a work plan for 2009 including discussion of property management services
    - Property Management
      - Wildernd Property Management started working with us in February 2008 so it is time for an annual review
      - The Board would like to have Wildernd and three other management companies bid for 2009 services
        - Homeowners would be invited to see the bids if requested
        - The Board would like to decide on management by the end of January. The Board discussed having a survey or a meeting about property management services. However, the Board interacts with property management with a much greater frequency than Home Owners do. The Board will ask for input from Home Owners.

- Delinquent HOA Dues (Amy Tomlinson and Becca Arthur)
  - Wilderest Property Management did not properly bill at least one Homeowner
  - The Board is concerned that other Homeowners who are delinquent in their Home Owner's Association dues may not have been properly billed
    - Becca Arthur will contact all delinquent Homeowners by Dec 15 and will report to the Board by December 19<sup>th</sup>
- Homeowner Communication Update (Amy Tomlinson)
  - Only two requests for US mail notification of Board meetings and minutes
- Approval of Sheds by the Town of Breckenridge (Suzanne Kelley)
  - Suzanne Kelley will amended the architectural standards to reflect the approval
- DRC update (Suzanne Kelley)
  - The Board agrees that
    - The Board and the Design Review Committee should not be involved in the enforcement of county architectural regulations
    - Homeowner's remodeling requests that fall outside of the architectural covenants will not be approved
- Dead trees (Amy Tomlinson)
  - Two Homeowners have asked who is responsible for the replacement of dead trees in their yards: the Homeowner or the Home Owner's Association
  - The Board agrees that it is the responsibility of the Homeowner unless the tree is on common Home Owner's Association property.
  - The County has released the developer's escrow money. It is too late to be reimbursed for any dead plants that had been planted by the developer.
  - Amy Tomlinson will communicate this to the Homeowners who had inquired
- Privacy fence between the industrial area and the Audrey Circle back yards (Amy Tomlinson)
  - The Homeowners in this area have agreed that they would like a fence. Some homeowners also want side fencing (dividing homes from each other)
  - Approval from the Town of Breckenridge has been obtained for:
    - 6 foot high fence
    - No side fences (dividing homes from each other)
      - Any homeowners who want to pursue side fences may meet with the Town Planner to see if they can obtain approval
    - Suzanne Kelley will amend the Design Review Committee documents to reflect the Town of Breckenridge's approval
  - The Board agrees that the fence will improve the property value of everyone in the neighborhood
  - The Board agrees that the Home Owner's Association will pay for 1/3 of the cost of the fence up to \$500
  - Fence maintenance will be the responsibility of the Homeowner

- CDOT follow up (Suzanne Kelley)
  - Landscaping
    - CDOT will come out again this spring to make sure that the plants along the berm are being watered by the Farmer's Grove sprinklers
    - CDOT will be out soon to stake down the new trees
    - Suzanne Kelley will try to obtain documentation that CDOT will be responsible for any damaged caused to the sprinkler system because of the late blow out
  - Signage
    - Suzanne Kelley is working with CDOT to get the signs they removed to be replaced
- Safety along Alpanse Road (Suzanne Kelley)
  - Pedestrian safety along Alpanse is a current issue
  - The Board will initiate discussion with the Summit School District about this issue
    - Possible solutions:
      - Sidewalk
      - One-way traffic
    - Suzanne Kelley will have more information on this by the end of February
- Holiday Party (Becca Arthur)
  - There has not been much neighborhood interest in a holiday party
  - Will postpone the party until January and celebrate Ullrfest
    - Date is to be determined
    - Will be a pot luck.
  - Becca Arthur will send more information to Homeowners in January.
- Updated upcoming Board meetings and spring walk-through (the location for all meetings has been changed to Abby's Coffee)
 

○ May 23, 2009	2pm	Spring On-Site Walk-Through	
○ May 23, 2009	3pm	6 Zoe Court	Board Meeting
○ June 25, 2009	7pm	Abby's Coffee	Board Meeting
○ July 24, 2009	7pm	6 Zoe Court	Board Meeting
○ August 27, 2009	7pm	Abby's Coffee	Board Meeting
○ October 10, 2009	5pm	TBD	Annual HOA Meeting

### **Invitation for Guest Speaking**

No guests were present.

### **Adjournment**

At 4:18 pm