

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 4, 2010

I. CALL TO ORDER

The meeting was called to order at 4:05 pm.

Board members in attendance were:

Valerie Sprenger, President
Amy Tomlinson, Vice President
Sara Gambino, DRC Chair
Scott Vinas, Treasurer
Ramon Gomez, Secretary

There were no owners other than BOD members were in attendance.

Representing Summit Resort Group was Kevin Lovett, Peter Schutz 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

Sara Gambino moved to approve the minutes of the September 26, 2009 Board Meeting as presented. Scott Vinas seconded and the motion carried. Valerie Sprenger moved to approve the minutes of the October 10, 2009 Board Meeting as presented. Amy Tomlinson seconded and the motion carried.

Discussed staggered Board Member terms. All but Amy Tomlinson have 3-year terms beginning October 2009. Amy's term began October 2008. Board decided not to change length of terms.

IV. FINANCIAL REPORT

Financial Report as of December 2009 close

December 2009 close financials report that Farmers Grove has \$7,016.99 in Operating and \$20,937.82 in Reserves. The Alpine CD has \$40,000.00.

December 2009 Profit and Loss statement reports that Farmers Grove is \$8,477 over budget in year to date operating expenses.

Areas of significant underage include:

621 – Insurance - \$980 under budget
666 – Snow Removal \$3,100 under budget

Areas of significant overage include:

601 – Legal - \$610 over budget
611 – Management Fees - \$2,460 over budget
662 – Irrigation Water - \$2,362 over budget
665 – Trash Removal - \$1,345 over budget

Before the 2010 Annual Meeting, SRG will have another asphalt company come in and bid road overlay/seal coat.

Board extremely pleased with Waste Management and the job they are doing for the community.

Snowplow bids will be obtained by July 1, 2010 for the 2010-2011 season. Will check into a 5-10% discount for signing contract in the summer.

V. MANAGING AGENTS REPORT

Complete Items-

- ☐ Baited voles. Valerie Sprenger made a motion to re-bait the voles in the Spring and assess in fall for further action. Scott Vinas seconded and the motion carried. SRG will schedule the baiting and inform homeowners of date.
- ☐ Re-negotiated contract with Plow Jockey- Board extremely pleased with Plow Jockey and the job they are doing for the community. Check for Plow Jockey will be at the front desk on March 1 and April 1 as per current contract.
- ☐ Placed berm contract on Farmers Grove website
- ☐ Annual Meeting follow-up-Code of the West does not apply

B. Report Items-

- ☐ Road and bridge will replace temporary stop signs when the ground thaws in the spring.
- ☐ Slauch boulders have been replaced from recent accident. They will be placed properly in the spring. Driver's insurance funded the landscaping repairs. A letter will be sent to Slauch and if no response, Greenscapes will be asked to place the boulders where they will look good.
- ☐ CDOT turned on street light into subdivision-light is out again. SRG will call and have it turned back on.
- ☐ Dues without snow plow and trash removal would be \$47.00 per month
- ☐ Dues without snow plow, trash and management fees would be \$28.00 per month

VI. OLD BUSINESS

A. Solar Street Lights-SRG will re-assess cost and bring it up at 2010 Annual Meeting.

B. Berm

- ☐ CDOT will not place fabric on berm
- ☐ CDOT did re-seed and rake in fall
- ☐ If no erosion takes place, transfer of berm will take place in the spring

C. Alpensee/Jarelle

- ☐ Called school district and got a bus route schedule for middle and high school. Bus does not travel on Jarelle between Zoe Court and Alpensee. Code of the West does not apply.
- ☐ Spoke with Brett about announcement in morning and afternoon student on Alpensee. He said that he would talk to Gretchen. Amy will follow up with Brett to see if announcements have been made.
- ☐ Summit School District pays to have Alpensee plowed, not CDOT.

- ❑ Spoke to Board of County Commissioners and they said that we could get on the agenda, but that it would do no good since precedence has not been set. No other private road in the area is plowed by CDOT.
- ❑ Certified letter to SHS to be approved by BOD-SRG will write a friendly letter to the high school with the concerns of the HOA in regards to safety and liability on Alpensee.

VII. NEW BUSINESS

A. Playground

- ❑ Trash Pick up—Trash pick up would cost \$50 extra per month, plus the cost of hiring someone to move it to the curb. Parents need to pick up after their children to keep the playground looking nice.
- ❑ BBQ Pit-Board supports the idea if it is safe and affordable. SRG will inquire about liability and follow up with the board.

B. Light Pollution

- ❑ Tim Faia from the county said that there is no enforcement arm for them or Farmers Grove to use to get Teri's Upholstery to change their light. Discussed talking to owner, Teri Dismont, and offering to pay for the relocation of the light to the top of the sign. Sara Gambino will follow up and keep the board posted on response.

C. Reserve Study and Funding Policy

- ❑ HB 1359 – New Colorado Legislation requires all HOAs to have a policy with regards to reserve planning and funding. Scott Vinas made a motion to accept the policy written for Farmers Grove as presented. Amy Tomlinson seconded and the motion passed. This policy is posted on the website.

D. Overnight Parking

- ❑ Homeowner called expressing concern that cars were parking overnight on Farmers Grove streets. SRG will send an e-mail to all homeowners reminding them to have their guests park in the driveway or in overflow parking across from the mailboxes.

E. Spring Walk Through

- ❑ Will pre-notify homeowners of what the standards will be for the walk-through so improvements can be made in advance.

F. Irrigation

- ❑ SRG to call Greenscapes regarding irrigation meter.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on Monday, April 19, 2010 at 4:30 pm at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:00 with a motion by Valerie Sprenger and a second by Scott Vinas and the motion carried.

Approved By: _____
Board Member Signature

Date: _____