

FARMERS GROVE HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 10, 2009

I. CALL TO ORDER

The regularly scheduled Annual Meeting of the Farmers Grove Homeowners Association was held on October 10, 2009 at the Community and Senior Center. Valerie Sprenger called the meeting to order at 5:05 pm.

II. ESTABLISHMENT OF QUORUM

Per the Bylaws, the representation of twenty percent (10 units) is required to establish a quorum. The unit owners noted below fulfilled this requirement:

Owners Present

Greg & Valerie Sprenger-6 Zoe Court
Krasimir Stoyanov-8 Zoe Court
Suzanne Kelley-12 Audrey Circle
Derek & Erica Baum-16 Audrey Circle
Jerry Westhoff-29 Audrey Circle
Matthew Dayton-46 Audrey Circle
Bud Hall-50 Audrey Circle
Kirk & Debbie Shoop-65 Audrey Circle
Scott & Carmen Vinas-70 Audrey Circle
Glenn & Christy Nelson-73 Audrey Circle
Josh & Dana Laverdiere-75 Audrey Circle
Sara & Carlo Gambino-85 Audrey Circle
Krasimir Stoyanov-87 Audrey Circle
Amy Tomlinson-91 Audrey Circle
Mike & Heidi Wickham-94 Audrey Circle
Ramon Gomez-42 Audrey Circle
Tom Pulk-54 Audrey Circle

Owners Represented by Proxy

Wesley & Sarah Mumford-3 Zoe Court
Clayton & Kristin Schwarck-7 Zoe Court
Maria Iriarte-107 Alpensee
Ronald & Janice Wiggins-37 Audrey
Vladimir & Katherine Moskver-53 Audrey
Glen Langhans/Steven Yugovich-57 Audrey Circle
Dennis & Jackie Hacksworth-61 Audrey Circle
Gregg & Janie Hodge-62 Audrey Circle
Francis & Dora Collins-66 Audrey Circle
Ric & Becca Arthur-79 Audrey Circle
Shawn & Justin Duncan-Dunnigan-89 Audrey Circle
Edward & Kay Cole-97 Audrey Circle
John Mahoney-83 Audrey Circle

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

III. APPROVE PREVIOUS MEETING MINUTES

Jerry Westhoff made a motion to approve minutes from October 11, 2008 Annual Meeting with changes. Bud Hall seconded, all were in favor and the motion carried.

IV. FINANCIAL REPORT

Kevin Lovett reported on the financials as follows:

A. Year to date financial report

Financial Report as of December 2008 fiscal year close

December 2008 close financials report that Farmers Grove had \$17,928 in Operating and \$50,366 in Reserves.

Financial Report as of August 2009 close

August 2009 close financials report that Farmers Grove has \$16,073.94 in Operating and \$56,976.38 in Reserves.

B. Proposed 2010 Budget

There was discussion regarding the changes to the 2010 budget. Major differences were as follows:

- a. Accounting-\$100 increase
- b. Management Fees-\$2,760 increase
 - o It was reported that SRG had not increased Management fees from 2009. Change to 2010 budget reflects actual 2009 numbers. Tom Pulk expressed concern that fees had gone up 30% from 2009 budget. Debbie Shoop had concerns regarding the cost of dues compared to other homeowner associations.
- c. Trash Removal-\$4,800 increase
- d. Snow Removal-\$1,500 decrease
 - o Kirk Shoop expressed concern regarding the quality of work performed by Plow Jockey last season as well as what roads are necessary to plow at Farmers Grove expense. Stated that the road by commercial area at south end of Farmers Grove should not be a FG expense. SRG will discuss the issues and scope of work with Plow Jockey and re-negotiate contract. Tom Pulk brought up and discussed "Code of the West" and that the County was required to plow any road on which a school bus travels. SRG and Tom Pulk will follow up on this.

Board's recommendation to homeowners was to decrease reserve contribution for 2010 to avoid raising dues. Discussed Capital Plan and SRG will come to HOA meeting in 2010 with a Capital Budget for big projects. The main concerns are the roads and irrigation repairs. SRG will meet with A Peak Asphalt for pricing, application and timeline of re-surfacing.

Kirk Shoop moved to reduce Reserve contribution for 2010 and not increase dues. Sara Gambino seconded and the motion carried with 2 opposed.

Kirk Shoop moved to adopt the 2010 budget as presented. Sara Gambino seconded and the motion carried with 2 opposed.

V. MANAGING AGENT'S REPORT

Deb Borel reported on the following:

Complete Items

- ☐ The Farmers Grove/Summit Resort Group website is created and working
- ☐ Notice to owners sent regarding SRG new property management company
- ☐ New Owner Packet - Updated Welcome letter and Board has approved. Copies available.
- ☐ Trash and Recycle Pick-up - A 3 year contract has been signed for Waste Management to remove the trash and recycle at Farmers Grove once a week on Tuesday.
- ☐ Playground slide and swing replaced under warranty.
- ☐ Cracks throughout subdivision sealed by SRG.
- ☐ Contracted with Greenscapes for irrigation start up and blow out.
- ☐ Covenants have been updated, signed and recorded
- ☐ Alpanse Road- boulders have been placed by SHS
- ☐ Neighborhood Garage Sale and Dumpster placement
- ☐ Made calls/sent letters regarding upkeep of homes
- ☐ Path improvement by Krassy

Vole baiting this fall and will assess the condition in the spring

Report Items

- ☐ Fence-with the signing of the governing documents, survey complete and DRC approval, the fence is ready to begin being built. Amy Tomlinson stated that the project had been put on hold due to homeowner finances. Discussion on fence will be resumed in the spring.

- 2010 Trail Plan-Board decided to hire Mountain Property Services, LLC for \$499.99 to renovate current path in lieu of new path throughout subdivision. Special thanks to Krassy for a great job on the path improvements.

VI. OLD BUSINESS

Berm Update

Valerie Sprenger reported on the progress of the berm. Bud Hall recommended that Farmers Grove should hold off on taking possession of the berm from CDOT until spring to see what the run off is due to snow melt. SRG will place original contract with CDOT on the Farmers Grove website. Kirk Shoop recommended that CDOT place hemp fabric on berm to prevent erosion. SRG will talk to CDOT regarding these issues.

VII. NEW BUSINESS

A. Covenants/Architectural Standards Update

Suzanne Kelley reported that all updates to covenants and architectural standards are complete.

B. Jarelle Maintenance/Plowing

Tom Pulk asked about the possibility of the County taking over Jarelle. Kirk Shoop stated that the County had set precedence by plowing Alpensee and they should plow Jarelle from Zoe Court to Alpensee. Suzanne Kelley stated that they had talked to the County regarding this and since there was not very much homeowner support, it was not possible because the road does not meet specs. Suzanne recommended that homeowners attend a meeting of the Board of County Commissioners in early 2010. SRG will send an e-mail to all homeowners informing them of the meeting date. All Farmers Grove homeowners are encouraged to attend.

C. Light Pollution

SRG will check on light positioning at Teri's Upholstery. Homeowners have issue with it shining into homes.

D. Alpensee

SRG will call Summit High School and ask them to make an announcement at the beginning and end of the school day reminding students not to use Alpensee to enter or leave school property. Debbie Shoop recommended that Alpensee should be changed to one-way traffic. This has been presented to Summit School District authorities and was rejected. SRG will send registered letter to Summit County Superintendent stating that the school district will take full responsibility and liability for any personal injury related to auto/pedestrian incident on Alpensee and that Farmers Grove will not be held liable in any way.

E. Hwy 9 Street Light

SRG will call CDOT and inquire about turning on the street light at the Farmers Grove entrance.

G. BBQ Pit

Josh Laverdiere asked about the possibility of a BBQ pit in the common area by the playground. This will be placed on the agenda at the next Board of Directors meeting.

VIII. ELECTION OF BOARD MEMBERS

There were four Directors positions to be filled. Prior to the HOA meeting, four homeowners expressed interest in serving on the board. They were Scott Vinas, Ramon Gomez, Valerie Sprenger and Sara Gambino. With no other interest in the open positions, they filled them.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:20 pm with a motion by Bud Hall and a second by Kirk Shoop and the motion carried.

Approved By: _____

Board Member Signature

Date: _____