

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 10, 2010**

I. CALL TO ORDER

The meeting was called to order at 4:30 pm.

Board members in attendance were:

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

Homeowner, John Kelley, was present.

Greenscapes representative, Tim Cohen, was also present.

Representing Summit Resort Group was Peter Schutz and Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to all owners.

- ❑ John Kelley presented his concerns to the board of directors regarding the berm. He will chair a berm committee with Sara Gambino being the board representative on this committee. John will set up a meeting with Kristen Dean from the County and have her look at the deal between CDOT and the County. John will inform SRG when and where the meeting will be held.
- ❑ Tim from Greenscapes will get us a list of his recommendations of what should be completed before the berm is turned over to Farmers Grove. He will send it to Deb when he completes the list. He will charge FG per hour for this work.

III. APPROVE PREVIOUS MEETING MINUTES

Amy Tomlinson moved to approve the minutes of the April 19, 2010 Board Meeting as presented. Sara Gambino seconded and the motion carried.

IV. FINANCIAL REPORT

Deb Borel presented financial report as follows:

Financial Report as of May 2010 close

May 2010 close financials report that Farmers Grove has \$7,094.36 in Operating and \$16,522.17 in Reserves. The Alpine CD has \$40,579.06.

May 2010 Profit and Loss statement reports that Farmers Grove is \$1,670.63 over budget in year to date operating expenses.

Areas significantly under budget:
601 – Legal \$954

Areas significantly over budget:
621—Insurance - \$519.66 – for umbrella policy that board elected to add
662—Irrigation - \$404.43 – Charge of \$135.35 per month on months with no use not in budget
665 – Trash Removal - \$1,608.50 – pay trash quarterly and is in budget to pay monthly. Will catch up each month.

Two homeowners are not current in dues payments. Our accounting department is working with these homeowners to catch up.

Amy Tomlinson made a motion to accept the minutes as presented. Scott Vinas seconded and the motion carried.

V. MANAGING AGENTS REPORT

A. Complete Items-

- ☐ Voles re-baited
- ☐ Sent Spring walk through notice to homeowners. Scott and Deb will complete the walkthrough in mid July.

B. Report Items-

- ☐ Snow Plow 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. Included in bids will be the extra cost, if any, if speed bumps are installed. All bidders will be asked to provide 3 references.

VI. OLD BUSINESS

A. Speed Bumps-

- a. Deb gave report on temporary speed bumps for placement throughout the subdivision.
- b. Deb will get bids for permanent speed bumps for comparison.
- c. Deb will get prices for speed bump signs.

B. Spring Walk-through- Guidelines will be e-mailed to homeowners on May 1.

Representatives of SRG will drive through subdivision in mid July and send notices to homeowners that need to comply. Owners are asked to let SRG know if work is scheduled to start later than July 15. Attention to noxious weeds will be important this year. Scott and Deb will complete the walkthrough in mid July.

C. Berm-issues and plans to move forward regarding the berm are discussed above.

VII. NEW BUSINESS

- A. Alpensee-SRG is staying in touch with Drew Adkins, principal of SHS regarding the safety on Alpensee. Will keep board updated.

- B. Triangle Electric/Neils Lunceford-Triangle Electric/Neils Lunceford has agreed to pay for ½ of putting up a fence. There are two conditions that apply.
- ☐ **Fence has to be from Mahoney to Lukic.** No homeowners can be skipped. One homeowner is totally unwilling to have any financial responsibility to have the fence built behind his house. Deb will contact second homeowner regarding removal of trees and helping financially on this project. Several trees behind her house will need to be removed in order to place the fence behind her property. About 15 of her trees are planted on Triangle Electric property.
 - ☐ **Neils Lunceford wants to build the fence** for the same price or less of Strategic Fence bid.
- C. Rules and Regulations-a "short list" of the Rules and Regulations has been created. Several changes will be made and the revised list will go to board members for approval.
- D. Barking Dogs-when dogs are barking in the middle of the night, the board suggests the homeowner that is being wakened call the sheriff to report the disturbance. If homeowner knows what house the barking is coming from, call SRG and they can call the dog owner.


VIII. NEXT MEETING DATE

The next Board of Directors meeting date will be in August and will be posted on the website when final day is set.

IX. ADJOURNMENT

With no further business, Amy Tomlinson adjourned the meeting at 6:30 with a motion and a second by Val Sprenger and the motion carried.

Approved By:


Board Member Signature

Date:

