

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 2009**

I. CALL TO ORDER

The meeting was called to order at 3:00 pm.

Board members in attendance were:

Valerie Sprenger, President
Rebecca Arthur, Treasurer
Dr. Amy Tomlinson, Secretary
Suzanne Kelley, Design Review Chair

Owners in attendance were:

Peg Healey-54 Audrey Circle
Krassy Stoyanov-8 Zoe Court
Scott Vinas-70 Audrey Circle
Kirkton Shoop-65 Audrey Circle
Debbie Shoop-65 Audrey Circle
Carlo Gambino-85 Audrey Circle

Representing Summit Resort Group was Kevin Lovett, Deb Borel and Peter Schutz

II. OWNERS FORUM

Notice of the meeting was posted on the website and mailed / emailed to all owners. Peg Healey expressed concern regarding the fence that will be placed between the duplexes and Triangle Electric. Suzanne explained the incompatible use and the reason the fence was being erected. Healey's concern was the conflict of interest (SB 89) that Amy Tomlinson has regarding the HOA contributing to the funding of this project. Debbie Shoop has no problem with the fence, but does not want the HOA to contribute to this endeavor. Board has authority to fund \$500 without homeowner approval and has agreed to fund \$500 towards the building of the fence. Peg Healey expressed concern regarding aesthetics of fence. Make sure that it remains stained properly. Scott Vinas suggested inspecting fence during the annual spring walk through and holding homeowners whose homes are by the fence accountable for the upkeep.

Kirkton Shoop expressed that community vote is required for placing solar lighting in subdivision. Information will be presented to homeowners at the October annual meeting.

Peg Healey expressed concern that there was a lack of communication between SRG and Farmers Grove homeowners. She was unsure how to access the secured parts of the website. Kevin told her that the information was included in the welcome packet that every homeowner received when SRG begin management of the association. The information is password protected for security reasons.

III. APPROVE PREVIOUS MEETING MINUTES

Rebecca Arthur moved to approve the minutes of the March 17, 2009 Board Meeting as presented. Amy Tomlinson seconded and the motion carried.

IV. FINANCIAL REPORT

Financial Report as of April 2009 close

April 2009 close financials report that Farmers Grove has \$16,895.43 in Operating and \$53,610.25 in Reserves.

April 2009 Profit and Loss statement that Farmers Grove is \$3,478.12 under budget in year to date operating expenses.

-Areas of significant underage include:

-601 – Legal \$950 under budget

-621 –Insurance \$1,016 under budget

-666 – Snow Removal \$2,500 under budget

All homeowner dues current.

V. MANAGING AGENT'S REPORT

Deb Borel reported on the following:

Complete Items

A. New Owner Packet - Updated Welcome letter and Board has approved. Copies available. E-mailed to BOD on 3/20/09.

B. 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. Trash pick-up cost is \$20 per unit per month and recycle pick up is \$3 per unit per month. The price is fixed for 18 months except for land fill increases. After 18 months, Waste Management reserves the right to increase up to 5 % per year. After a rough start, trash and recycle are being picked up in a timely manner.

C. Removed sign from berm regarding playground usage. Suzanne has been monitoring the park and will contact SRG if another sign needs to be placed to inform outside community that it is a park reserved for Farmers Grove homeowners.

Report Items

A. Farmers Grove Insurance

Farmers Insurance

2009 Coverage - General Liability and D & O (\$2mill)

2009 premium \$978

\$5 mill umbrella is additional \$900

\$1 mill umbrella to include GL and D & O is additional \$500-\$550 (\$250 w/out D & O)

At the previous meeting, we discussed purchasing a \$2 million umbrella with SRG splitting the cost.

Farmers (with Zurich) does not offer a \$2mill umbrella and they will not allow us to purchase 2 -\$1mill umbrellas.

Suzanne made motion to increase umbrella policy to \$5 million dollars with SRG to pay 50% of that additional premium. Rebecca seconded the motion with all in favor.

VI. OLD BUSINESS

Updating of Covenants/ Architectural Standards

-Deb presented updated Covenants and Architectural Standards for sheds and fences. Suzanne indicated that the Design Review Committee has approved the shed changes. Rebecca made motion to approve changes to Covenants and Architectural Standards for sheds and fences. Suzanne seconded and the motion carried. Deb and Suzanne will get together and follow up with the town and the county.

Landscape Plans 2009

-Krassy was hired by Farmers Grove to complete landscaping for 2009. Krassy will remove rocks around all trees on perimeter of common area and allow continuous grass to grow and keep it mowed. Krassy will move rocks to line path. Mulched berm next to playground will be sprayed. No hand weeding required.

-Discussed the steep grade on the pathway at rear of large common area. Scott Vinas recommended building steps from timbers for a "quick fix" this year. He will help install steps if HOA purchases timbers. Some of the board members will go on-site to see what width the steps should be.

-A complete design and proposal will be put into the budget for next year regarding pathway. Weed barrier will also be placed in that plan. Deb will get bids from 3 companies for a trail plan.

-A Master Trail Plan will be presented to the Homeowners for the annual meeting in October.

Berm/Wall

SRG and CDOT have had discussions regarding the berm/wall.

CDOT will replace landscaping that did not make it through the winter

Irrigation logs will be removed this fall or next year

CDOT will let SRG know when irrigation is in and operational

There is a one year warranty on the landscaping on the berm. When berm is released to FG, CDOT will give FG a copy of the warranty.

Farmers Grove will have possession of berm by end of summer and will be responsible to blow out the irrigation system. Tim with Greenscapes has checked it out and knows what the situation is.

Solar Lighting

-Bids from 3 Solar Companies were presented to board. Scott Vinas asked if lights on Zoe Court could be covered by County. Deb to look into this.

-Innovative Energy had the best pricing for solar lights. Val to set up a meeting with Sean from Innovative Energy to walk through FG and discuss design. Also, board would like to see examples from other areas in the county where lights have been installed. Also, ask them if a stone pillar light was a possibility.

Fence Install

-Meeting with affected homeowners was held on May 14, 2009

-Presented 2 bids to board regarding fence prices. One was from Strategic Fence including parts and labor. The other was for materials only purchased at Home Depot.

-Survey was approved by board and was completed by Summit Land Survey.

-Peg Healey recommended that a contractor set posts and homeowner place pickets and rails. Amy will call Strategic Fence for post setting price.

-Amy Tomlinson will pay for materials for fence and the affected homeowners will reimburse her. HOA is not financially responsible for the fence except for the \$500 that has been board approved.

Park Improvements

-Deb presented bids from 3 companies for rubber (recycle tire) for surface of playground. Board decided that current mulch was working well and rubber mulch would not be a necessary expense for now.

Alpensee Road Safety

-Deb reported on meeting with SHS regarding Alpensee Road. Homeowners along this road are concerned with the safety and speed on this road. Speed bumps have been placed on this road as well as a mobile speed trailer.

-Housing development across from Alpensee Road was discussed. Traffic was discussed with this additional sub-division.

-Rebecca recommended the FG Board of Directors focus on issues which the board has control to change and not on items outside board control. .

-Several options to solve the traffic issue on Alpensee Road were discussed.

-Suzanne made the motion to table this matter until Farmers Grove is in a better position to deal with this issue. Amy seconded and the motion carried.

Road Maintenance

-No pot holes currently on Farmers Grove roads. SRG will seal cracks, including borders from driveways to street.

VII. NEW BUSINESS

Christmas Lights

Regulations on Christmas Lights-Christmas Lights may be put up on November 1, and must be turned off on March 1 and taken down when the snow has melted off the roof.

Playground Equipment

Playground slide and child's swing are warranted and replacements will be available for pick up in Denver next week. Deb will call Rebecca when the items are in and Rebecca will pick them up. Krassy has volunteered to stain playground set and HOA will provide stain.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on July 10, 2009 4:00 p.m. It will be held at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 4:30 p.m. with a motion by Suzanne and a second by Valerie and the motion carried.

Approved By: _____

Board Member Signature

Date: _____