

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 10, 2009**

I. CALL TO ORDER

The meeting was called to order at 9:00 am.

Board members in attendance were:

Valerie Sprenger, President
Suzanne Kelley, Design Review Chair
Ramon Gomez, Board Member

Owners in attendance were:

Krassy Stoyanov-8 Zoe Court

Representing Summit Resort Group was Deb Borel and Peter Schutz

II. OWNERS FORUM

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

III. APPROVE PREVIOUS MEETING MINUTES

Val Sprenger moved to approve the minutes of the May 23, 2009 Board Meeting as presented. Suzanne Kelley seconded and the motion carried.

IV. FINANCIAL REPORT

Financial Report as of June 2009 close

June 2009 close financials report that Farmers Grove has \$19,468.20 in Operating and \$55,289.09 in Reserves.

June 2009 Profit and Loss statement reports that Farmers Grove is \$4,254.18 under budget in year to date operating expenses.

Areas of significant underage include:

601 – Legal \$950 under budget

621 – Insurance \$967 under budget

665 – Trash Removal \$1,335 under budget-due to billing issues.

666 – Snow Removal \$2,500 under budget

All homeowner dues current.

Suzanne Kelly moved to accept financials as of June 2009 close. Ramon Gomez seconded and the motion carried.

V. MANAGING AGENT'S REPORT

Deb Borel reported on the following:

Completed Items

A. Re-sent website password information to homeowners-on the next statement, homeowners will be reminded to check spam for e-mails and to provide SRG with e-mail address if they are not receiving e-mails.

B. Finalized details regarding insurance for Farmers Grove-Fidelity Bonding in place.

C. Playground slide and swing replaced under warranty.

- D. Cracks throughout subdivision sealed by SRG.
- E. Mountain Property Service contracted for 2009 landscaping.

Report Items

Berm-representatives from SRG, CDOT and Greenscapes met on July 10, 2009 to assure that the berm was in good condition regarding weed control and irrigation. Bob Smith, CDOT Representative, will have 4 trees replaced that did not survive. CDOT will also spray weeds on berm, seed again, and remove some of the smaller rocks. Deb, SRG Representative, requested the berm be returned in same condition before the construction began. Tim, Greenscapes representative, said that the irrigation on the berm was installed improperly. He is in contact with CDOT and will meet with them and Kevin Lovett of SRG, soon to see what can be done. Tim has also offered his services for hire to CDOT to fix the problems. SRG has requested that Tim write down all of the issues for documentation.

Berm by mailboxes-Irrigation on berm behind mailboxes is also broken. Trees are still alive, but are in need of water. There are 9 trees in this area. Instead of spending \$500 on repairing the irrigation, the board discussed spending that money to level the berm and prepare the area for snow storage. More research is needed. In the past, snow has been stored on Triangle Electric property. Creating an area to park in the summer and store snow in the winter would solve that problem. It was suggested that homeowners be allowed to transplant the trees for a cost, to their property. SRG will ask Greenscapes what they would charge each homeowner to transplant the trees. Ramon knows a company that could transplant them as well and will get a bid from them. SRG would notify homeowners via e-mail. The first 9 that expressed interest would get the trees. Time is of the essence in this matter so the trees do not die.

VI. OLD BUSINESS

Updating of Covenants/ Architectural Standards

1. Documents-Attorney Felice Huntley completed reviewing documents. Huntley has all of the original Covenants, amendments, and AR documents on file.
 - a. Covenants do not need to be revised, but a 2nd amendment regarding fence needs to be added.
 - b. No homeowner vote necessary for amendments.
 - c. Board resolution document needs to be drafted for covenant change.
 - d. Town and County need to sign off on amendment.
 - e. New set of AR guidelines needs to be created.
 - f. Board resolution needs to be drafted for Architectural Review changes.
 - g. Covenants need to be recorded.
 - h. Fees charged to date are \$450. Cost for additional documents to be drafted will be between \$700 and \$1,000. This amount is with the assumption that this process takes minimal time for town and county approval. Cost will go up if this process takes longer, or if there needs to be public hearing.

Suzanne moved to spend up to \$1,000 additional money to complete revision of documents. Val seconded it and the motion carried.

Solar Lighting

Sean from Innovative Energy quoted:

Excavation - \$500-\$750

Two poles with lights - \$3,750 (+/- 5%)

The price quote includes the following:

- System design to include dark sky compliance, component sizing and necessary permit documents
 - Install 2 poles (2" diameter) into holes excavated by Summit Resort Group and pour concrete.
 - Install solar panel, battery enclosure (lockable), battery, light fixtures and LED lights (2 light at mailboxes, 2 lights at Zoe Court), lighting controller, wiring, fuses, conduit on each pole
 - Pull necessary permits with Summit County Building/Planning Department
- Deb will have complete report for board approval at next board meeting to present to homeowners at annual meeting. Deb will also ask Sean for artist rendering for annual meeting presentation.

Fence Install

Once the approval by the necessary parties has occurred, homeowners who desire the fence behind their home will erect the fence. Amy Tomlinson will purchase the materials from Home Depot and those homeowners will reimburse her for the cost. Farmers Grove Board has approved \$500 toward the project. Strategic Fence will set posts and homeowners will place pickets and rails. It is the responsibility for each homeowner to keep fence behind their house stained.

Alpensee Road Safety

- Alpensee-current homeowners wanting boulders:
 - Wiggins
 - Schaeffer
 - Hacksworth
 - Shoop
 - Laverdiere
- Kirk Shoop would like another meeting scheduled with SHS to discuss options again regarding speed on Alpensee. The board felt they have taken this issue as far as they can. If any homeowner would like to schedule a meeting with SHS, board will advertise this and homeowners and will be represented at meeting.
- A note will be placed on the homes of Moskver and Langhans since they do not have an e-mail address on file.
- SRG will continue to add to this list and call SHS representatives on July 16 to let them know. The process will be as follows:
 - i. Obtain address where boulders are to be placed.
 - ii. Inform school district.
 - iii. School district will meet with each homeowner and plan where they want the boulders.
 - iv. School district will mark with spray paint.
 - v. Landscaping company will place in yards as they dig them up.
 - vi. Should be completed by September.

VII. NEW BUSINESS

2010 Trail Plan

Deb will obtain bids for Trail Plan by next BOD meeting. Bid will include a 4x4 post lining the path.

Lukic electrical box enclosure

Board asked for submission of plans for Elaine Lukic to build fence around electrical box in yard. Locates must be obtained before construction.

Neighborhood Clean up day

Deb will send e-mail to homeowners to ask if there would be a need for a dumpster to be placed in Farmers Grove for a neighborhood clean up. The dumpster would be available for a few days at a cost of \$300.

Home Improvement Update

A list of current homeowners that need to have trim paint and deck stain was presented. Another e-mail to all owners will be sent reminding them to make sure paint and stain on homes looks good.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on August 14, 2009 at 9:00 a.m. It will be held at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 10:05 a.m. with a motion by Suzanne and a second by Valerie and the motion carried.

Approved By: _____

Board Member Signature

Date: _____