

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 16, 2023**

I. CALL TO ORDER

The meeting was called to order at 10:18 am via Zoom.

Board members in attendance were:

John Ryan
Kyle Hausler
Alex Gelb
Ken Cramer

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes of the October 6, 2022 Board Meetings. Kyle seconded, and the motion carried. The 2022 Annual Meeting minutes were included in the packet for review. They will be approved by Owners at the 2023 Annual Meeting.

IV. FINANCIALS

A. Deb reported on the financials as of December 31, 2022 fiscal year-end close as follows:

- a. December 31, 2022 close financials report that Farmers Grove has \$5,562.44 in Operating and \$123,535.99 in Reserves.
- b. The Profit and Loss reports that as of December 31, 2022, Farmers Grove is \$2,322.11 over budget in operating expenses.
- c. Operating Surplus Transfer – There was no operating surplus in 2022.

B. Deb reported on the financial report as of January 2023 close as follows:

- a. January 31, 2023 close financials reports that Farmers Grove has \$8,806.43 in Operating and \$124,763.22 in Reserves.
- b. As of January 2023 close, the HOA was \$384.38 over budget in Operating expenses.
- c. The Board discussed the major areas of variance.
- d. All owners who are not paying dues are being assessed late fees.

C. 2023 Capital Plan Allocations

- a. Signage - \$300 allocated
- b. Irrigation - \$500 allocated

V. MANAGING AGENTS REPORT

A. Completed / Pending / Report Items

- a. Shored up and stained the playground
- b. Slide railing for the playground has been ordered
- c. Continued communication with owners regarding dogs
- d. Meter pit repaired per town/county requirements

- e. Installed “no trespassing” signs
- f. New Policies are in place
- g. Re-mulched the playground
- h. Vole baiting will continue in the spring. The contract is for 6 months.
- i. One owner is very late with payments and a lien has been filed. New Collection Policy was adopted in 2022, so the collections process has begun again, but the lien remains in place.
- j. Life expectancy of the roads in Farmers Grove is 7 years and asphalt is the recommended product.
- k. Deb called the Summit Daily regarding the paper delivery to the on-site box. When they are short-staffed, only more prominent boxes are filled. They said they would be happy to remove the box, but they were told that would not be necessary.

VI. MOTIONS VIA EMAIL

There were no motions made via email

VII. OLD BUSINESS

- A. Shed Approval or Denial – This will be tabled until the walk around in June.

VIII. NEW BUSINESS

- A. Entrance Light – the light at the entrance has been out for several years. When they were improving Hwy 9, the power line was cut. The county has asked if Farmers Grove would like to incur the expense to repair the line. This would require obtaining a permit and would also require access to the lot across the street, where the line was cut. The board does not feel like it is the responsibility of the HOA to repair the line.
- B. Spring Drive Through – The spring drive through will take place when it warms up. Deb will poll the board in mid-May to set a date.
- C. Insurance – On April 1, 2023, insurance for the HOA renews. SRG has shopped the market and the Farmers policy continues to be the most cost effective while offering the best coverage. After reviewing the proposal from Farmers, Kyle made a motion to approve the policy as presented. Alex seconded, and the motion carried.
- D. 2022 Tax Return – The Board approved the 2022 tax return and SRG will sign on behalf of the board.
- E. 2023 Tree and Turf – The board reviewed bids for tree and turf spraying for this summer. Alex made a motion to hire Ascent Tree and Turf to complete the work. Kyle seconded, and the motion carried.
- F. 2023 Landscaping – The board reviewed bids for landscaping. John made a motion to hire Greenscapes to complete the landscape maintenance this summer. Kyle seconded, and the motion carried.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in the form of a spring drive through in the spring or early summer. If necessary, the Board will meet following the drive-through. Date and time will be posted on the website once determined.

X. ADJOURNMENT

With no further business, at 10:37 am, John made a motion to adjourn the meeting. Kyle seconded, and the motion carried.

Approved By: _____ Date: _____

Board Member Signature