

**FARMERS GROVE HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 8, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 6:36 p.m. via videoconference.

**II. INTRODUCTION OF OWNERS/ESTABLISHMENT OF QUORUM**

Board members present were:

Alex Gelb, President, 37 Audrey  
Kyle Hausler, Secretary, 19 Audrey

John Ryan, Vice President, 97 Audrey  
Val Sprenger, DRC, 6 Zoe Court

Owners present were:

Joshua & Dana Laverdiere, 75 Audrey  
Kenneth Lee, 12 Audrey  
Tom Pulk & Peg Healey, 54 Audrey  
Maggie Lifland, 91 Audrey  
Casey Swanson, 99 Audrey

Aaron Stover, 49 Audrey  
Elizabeth & Steve Gunther, 79 Audrey  
James & Melinda Baird, 66 Audrey  
Zachary & Christina Susic, 15 Audrey

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

With 13 properties represented in person and eight by proxy a quorum was confirmed.

**III. APPROVE PREVIOUS MEETING MINUTES**

**Motion:** John Ryan moved to approve the minutes of the October 3, 2019 Annual Meeting as presented. Alex Gelb seconded, and the motion carried.

**IV. FINANCIALS**

*A. 2019 Year-End Financial Report*

As of December 31, 2019, the Operating balance was \$1,556 and the Reserve balance was \$99,251. The Association ended the year \$1,225 favorable to budget in Operating expenses.

*B. Year-to-Date Financial Report*

As of August 31, 2020, the Operating balance was \$2,399 and the Reserve balance was \$108,764. The Association was operating \$834 favorable to budget in Operating expenses.

*C. Proposed 2021 Budget*

Deb Borel reviewed highlights of the 2021 Budget. The budget as drafted includes a \$6/unit/month increase to dues. There were increases to Accounting (\$10), Management Fees (\$35), Trash Removal (\$492), Snow Removal (\$843) and Landscape Maintenance (\$2,220).

It was noted that bids are required for contracts over \$1,000. Deb Borel will discuss this with the Board when contracts are renewed next year.

There was a request for limbing the bottoms of the trees and trimming the bushes. Owners are asked to inform management if they notice dead trees or bushes. There was a suggestion to xeriscape to reduce irrigation needs.

**Action Item:** The Board will address these requests and suggestions at their next meeting.

There is a balance beam in the common area that is falling apart and should be removed. Owners were asked to inform management of such issues when they occur.

**Action Item:** Deb Borel will have the balance beam removed or repaired.

**Motion:** Alex Gelb moved to approve the 2021 Budget as presented. John Ryan seconded, and the motion carried.

## V. MANAGING AGENT'S REPORT

### A. *Completed Items*

1. Greenscapes performed irrigation start up and blow out.
2. Worked with owners on home maintenance issues.
3. Vole baiting was continued in the common areas. Deb Borel can provide names of contractors if owners would like to schedule this service in their yard.
4. Continued to update website to maintain compliance with HOA laws.
5. Spring email reminders were sent to homeowners.
6. Replaced the street sign on the corner of Farmers Lane and Audrey.
7. Deep root fed trees and sprayed turf for weeds.
8. Continued monitoring of drainage throughout Farmers Grove in the spring.
9. Registered the Association with the Real Estate Commission.
10. Owners are reminded not to store items outside.
11. Owners are reminded that lawns must be maintained and they need to water the grass during the summer.

### B. *Report Items*

An owner asked Deb Borel to request that the Board consider relaxing the leash law. This would require a Declarations amendment and approval by at least 67% of the ownership. The Declarations do not specify that renters cannot have pets. It was noted that the restriction is listed on the website.

**Action Item:** Deb Borel will review the website and remove the restriction if it is not correct.

**Action Item:** The Board will discuss the issue of renter pets.

## VI. OWNER EDUCATION

Deb Borel reviewed responsibilities for owners as part of a Homeowner Association.

## VII. OLD BUSINESS

There was no Old Business.

## **VIII. NEW BUSINESS**

### **A. Owner Comments and Questions**

1. Trailers – There are several cargo trailers and RVs parked in the neighborhood. Deb Borel said parking of these types of vehicles is not allowed but she cannot enforce this restriction on Jarelle or Alpanse. Owners should inform management of violations. There was general discussion about the potential for allowing RV parking in the summer only based on the special circumstances resulting from the pandemic. It was noted that the prohibition was part of the Covenants and the Board is responsible for enforcement. There were mixed owner opinions regarding relaxing some of the restrictions.

## **IX. ELECTION OF OFFICERS**

The terms of Alex Gelb and John Ryan expired and both were willing to run again. The two incumbents were nominated and there were no other nominations from the floor.

Alex Gelb and John Ryan were re-elected to the Board by acclamation.

## **X. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for Thursday, October 7, 2021 at 6:30 p.m.

## **XI. ADJOURNMENT**

**Motion:** Maggie Lifland moved to adjourn at 7:30 p.m. John Ryan seconded, and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature