

**FARMERS GROVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 7, 2021**

I. CALL TO ORDER

The meeting was called to order at 6:35 p.m. via Zoom.

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, 6 Zoe Court

Owners present were:

Kenneth Lee, 12 Audrey
Jim & Melinda Baird, 66 Audrey
Christopher & Tara Cichocki, 100 Audrey

Derek & Erica Baum, 16 Audrey
Maggie Lifland, 91 Audrey
Greg Sprenger, 6 Zoe Court

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

With 9 properties represented in person and 4 by proxy, a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Val Sprenger moved to approve the minutes of the October 8, 2020 Annual Meeting as presented. John Ryan seconded, and the motion carried.

IV. FINANCIALS

A. 2020 Year-End Financial Report

As of December 31, 2020, the Operating balance was \$1,305 and the Reserve balance was \$114,038. The Association ended the year \$463 unfavorable to budget in Operating expenses.

B. 2021 Year-to-Date Financial Report

As of August 31, 2021, the Operating balance was \$9,693 and the Reserve balance was \$125,932. The Association was operating \$2,161 favorable to budget in Operating expenses.

C. Proposed 2022 Budget

Deb Borel reviewed highlights of the 2022 Budget. The budget as drafted included no increase to dues. There was an increase in Trash Removal (\$1,038) and decreases in Legal (\$93), Accounting (\$120), Annual Meeting (\$450) and Insurance (\$375).

Motion: John Ryan moved to approve the 2022 Budget as presented. Maggie Lifland seconded, and the motion carried.

V. OWNER EDUCATION

To fulfill the requirement to provide owner education, Deb Borel provided a document explaining the role and powers of the Board of Directors and owners.

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

A. Recycling

The recycling is picked up every other week. Ken Lee commented that the bins are often overflowing.

Action Item: Deb Borel will ask the trash vendor to provide larger recycling bins.

B. Solar Panels

Owners are permitted to install solar panels on their roof.

C. Dog Fences

The ARC Guidelines specify that the only type of fence permitted can be a maximum of 3' tall. John Ryan said the County and developer drafted the rules and the County would unlikely approve a revision. Invisible fences are also permitted. Owners who want to install a fence need to obtain the proper approvals.

VIII. ELECTION OF OFFICERS

The term of Kyle Hausler expired and he was willing to run again. There were no other nominations from the floor.

Motion: Val Sprenger moved to re-elect Kyle Hausler. Ken Lee seconded, and the motion carried.

IX. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for Thursday, October 6, 2022 at 6:30 pm via Zoom.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 6:48 p.m.

Approved By: _____ Date: _____
Board Member Signature