

**FARMERS GROVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 6, 2022**

I. CALL TO ORDER

The meeting was called to order at 6:31 p.m. via videoconference.

II. INTRODUCTION OF OWNERS/ESTABLISHMENT OF QUORUM

Board members present were:

Alex Gelb, President, 37 Audrey	John Ryan, Vice President, 97 Audrey
Kyle Hausler, Secretary/Treasurer, 19 Audrey	

Owners present were:

Kenneth Lee, 12 Audrey	Derek & Erica Baum, 16 Audrey
Kenneth & Emily Cramer, 20 Audrey	Aaron Stover, 49 Audrey
Peg Healey & Tom Polk, 54 Audrey	Jim Baird, 66 Audrey
Christy Nelson, 73 Audrey	Dana & Josh Laverdiere, 75 Audrey
Allison & Everett Pritchard, 99 Audrey	Christopher & Tara Cichocki, 100 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 nine by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Peg Healey moved to approve the minutes of the October 7, 2021 Annual Meeting as presented. Alex Gelb seconded, and the motion carried.

IV. FINANCIALS

A. 2021 Year-End Financial Report

As of December 31, 2021, the Operating balance was \$9,831 and the Reserve balance was \$132,057. The Association ended the year \$7,315 favorable to budget in Operating expenses. The surplus will be transferred to Reserves.

B. 2022 Year-to-Date Financial Report

As of August 31, 2022, the Operating balance was \$10,926 and the Reserve balance was \$124,023. The Association was operating \$1,112 favorable to budget in Operating expenses.

Peg Healey asked why the asphalt was seal coated instead of replaced. Deb Borel said the asphalt contractor indicated the roads are in good condition and should have another ten years of useful life. The last estimate for asphalt replacement was about \$122,000. Peg suggested a chip and seal treatment to preserve the surface. There was a suggestion to sealcoat all the driveways.

Action Item: Deb Borel will ask the asphalt contractor for a surface recommendation and an updated life expectancy.

Tom Polk asked about the reason for the hole in the ground by the sprinkler system. Deb Borel said the landscaping contractor had to make some repairs to the irrigation system and modifications for code compliance. The expense will be paid from Reserves.

C. Proposed 2023 Budget

Deb Borel reviewed highlights of the 2023 Budget. The budget as drafted included a \$2.50/owner/month increase to Operating dues and no increase to the Reserve contribution.

There was discussion about the potential for expenses going over budget. Deb Borel explained that she obtains estimates from vendors before drafting the budget whenever possible. The snow removal budget is based on the contract. One other option would be to keep the year-end surplus in the Operating Budget instead of transferring it to Reserves to cover any budget overages.

Allison Pritchard said the playground could use some maintenance. There are some broken pieces of equipment and the swing set frame is loose. Deb Borel asked owners to notify her of issues they notice around the property.

Motion: Peg Healey moved to approve the 2023 Budget as presented. Christy Nelson seconded and the motion carried.

V. OWNER EDUCATION

Deb Borel provided information regarding the responsibilities of owners who are members of an Association.

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

A. Irrigation Repair

Peg Healey asked if there is any way to protect the irrigation system box so it does not get damaged by the snow removal equipment and require repair every year. Deb Borel said the box is in the snow storage area but she will remind the plow driver to lift the blade in that area.

B. Landscaping

Kenneth Lee said the larger trees should be limbed at the bottom. He did not think the Aspen tree spraying was very effective. Peg Healey suggested reducing the mowing cycle. She did not think weekly mowing was necessary. These items will be addressed with the landscaping contractor next year.

C. Fence by Triangle Electric

Derek Baum asked if there was consideration of adding a fence along the property boundary with Triangle Electric. There have been complaints about the vehicles parked on that property and he would like to protect the good relationship with that business. Deb Borel said there was an amendment to allow the affected owners to put up a fence, and the

fence could be higher than the current 3' limitation, but all owners would have to participate for a uniform appearance and at the time, not all owners were willing to pay for it. Derek suggested the Association help with the cost and to ask Triangle Electric to contribute. Tom Polk said one reason the fence was not pursued was because other owners along the road to the high school also requested fences.

D. Dog Waste Bags

Peg Healey requested refilling of the dog waste bag containers. John Ryan will take care of it.

E. Summit Daily News Box

Peg Healey said the newspaper box is only filled about three days per week. There was a suggestion to relocate the box by the mailboxes. Deb Borel will follow up with the Summit Daily News.

F. Property Standards

Tom Polk said some items are being stored in yards and negatively impact the appearance of the neighborhood. A shed that is out of compliance has been installed. Deb Borel asked owners to notify her of such issues.

G. Pedestrian Traffic

Kenneth Lee said there is a significant amount of pedestrian traffic through the neighborhood to access the bus stop and it is unsafe. There was a suggestion to install a "Private Property – No Trespassing" sign to reduce liability.

Action Item: Deb Borel will have signage installed.

VIII. ELECTION OF BOARD MEMBERS

Board member Val Sprenger sold her unit, leaving a vacant Board seat and there was one other seat up for election. Ken Cramer expressed interest in serving on the Board. John Ryan nominated Ken Cramer and the nomination was seconded by Kenneth Lee. Tom Polk self-nominated. There were no other nominations and Ken Cramer and Tom Polk were elected by acclamation.

IX. SET NEXT MEETING DATE

Peg Healey requested an in person meeting next year. Deb Borel suggested scheduling an owner social event during the summer in the neighborhood for owners to meet. The next Annual Meeting was scheduled for Thursday, October 5, 2023 at 6:30 p.m. via Zoom.

X. ADJOURNMENT

Motion: Tom Polk moved to adjourn at 7:25 p.m. John Ryan seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature