

FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 27, 2020

I. CALL TO ORDER

The meeting was called to order at 4:09 pm via Zoom.

Board members in attendance via Zoom were:

Valerie Sprenger
Alex Gelb
Kyle Hausler

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Val moved to approve the minutes of the March 28, 2020 Board Meeting. Alex seconded, and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of July 2020 close as follows:

- a. July 31, 2020 close financials reports that Farmers Grove has \$1,701.21 in Operating and \$107,579.49 in Reserves
- b. As of July 2020 close, the HOA was \$966.73 over budget in Operating expenses.
- c. The Board discussed the major areas of variance.

B. 2021 Budget Discussion – The board reviewed the proposed 2021 operating budget. Val made a motion to approve the budget for presentation to owners at the annual meeting. Kyle seconded, and the motion carried. There is a \$6 per month increase to dues.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Replaced street sign that was knocked down during the winter
- b. Trees deep root fed
- c. Continued communication with owners regarding dogs

B. Pending Items

- a. There are no pending items.

C. Report Items

- a. Vole baiting continues
- b. One owner is on a payment plan to catch up with dues – this was delayed due to COVID

VI. MOTIONS VIA EMAIL

Kyle made a motion to approve the action that was made via email waiving late fees for all owners until July 1, 2020 due to COVID. Val seconded, and the motion carried.

VII. OLD BUSINESS

There was no Old Business to discuss.

VIII. NEW BUSINESS

- A. Annual Meeting Notice Review – The board reviewed the annual meeting notice and approved it for sending to owners.
- B. Electric Meter – The HOA currently pays a monthly minimum for electricity. The only electricity that is used by the HOA is for the irrigation components in the summer. Val made a motion to turn the meters off (lock them) from October 1 to April 30 annually. Alex seconded, and the motion carried. The lock dates may vary from year to year depending on weather.
- C. There have been several roof replacement requests and approvals in the neighborhood.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held via Zoom on Thursday, October 8, 2020 following the annual meeting to elect officers.

X. ADJOURNMENT

With no further business, at 4:24 pm, Alex made a motion to adjourn the meeting. Val seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature