

**FARMERS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2021**

I. CALL TO ORDER

The meeting was called to order at 10:09 am via Zoom.

Board members in attendance were:

John Ryan
Valerie Sprenger
Alex Gelb

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 17, 2021 Board Meeting. John seconded, and the motion carried.

IV. FINANCIALS

A. Deb reported on the financial report as of August 2021 close as follows:

- a. August 31, 2021 close financials reports that Farmers Grove has \$9,693.47 in Operating and \$125,931.67 in Reserves
- b. As of August 2021 close, the HOA was \$2,453.86 under 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.

V. MANAGING AGENTS REPORT

A. Completed / Pending / Report Items

- a. Deep root feed trees and sprayed weeds
- b. Vole baiting continues
- c. Permanently installed no parking sign by the mailboxes
- d. One unit still has a lien placed on it

VI. MOTIONS VIA EMAIL

Val made a motion to approve the following action that has taken place since the last board meeting:

03/17/2021 – Approval to Stay with Timberline Disposal
05/09/2021 – Window Replacement at 94 Audrey Circle Approved
08/31/2021 – Approval of 2022 Proposed Budget and Annual Meeting Notice
09/17/2021 – Hot Tub Request approved at 70 Audrey Circle
09/18/2021 – Approval to place new mulch in playground area

John seconded, and the motion carried.

VII. OLD BUSINESS

There was no Old Business to discuss.

VIII. NEW BUSINESS

- A. 2021-22 Snow Removal – The Board reviewed the snow removal bids. Val made a motion to approve the contract from SBR. Alex seconded, and the motion carried.
- B. Property Management Agreement Renewal – Val made a motion to accept the proposed management agreement renewal from SRG. John seconded, and the motion carried.
- C. Annual Meeting Packet Review and Presentation – The board reviewed the annual meeting packet that will be sent to owners with the Zoom invitation. They agreed that Deb would run the meeting.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Thursday, October 7, 2021 following the annual meeting to elect officers.

X. ADJOURNMENT

With no further business, at 10:28 am, Val made a motion to adjourn the meeting. Alex seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature