

**FARMERS GROVE HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 5, 2023**

**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  
Ken Cramer, Secretary, 20 Audrey

John Ryan, Vice President, 97 Audrey  
Tom Polk, DRC Chair/Liaison, 54 Audrey

Owners present were:

Kenneth Lee, 12 Audrey  
Derek Baum, 16 Audrey  
John Carroll, 69 Audrey  
Diane McGinnis, 85 Audrey

Tina Susic, 15 Audrey  
Aaron Stover, 49 Audrey  
Dana & Josh Laverdiere, 75 Audrey  
Christine & Jeff Dowdle, 96 Audrey

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

With 12 properties represented in person and three by proxy a quorum was confirmed.

**III. APPROVE PREVIOUS MEETING MINUTES**

**Motion:** Tom Polk moved to approve the minutes of the October 6, 2022 Annual Meeting as presented. John Ryan seconded, and the motion carried.

**IV. FINANCIALS**

*A. 2023 Year-to-Date Financial Report*

As of August 31, 2023, the Operating balance was \$9,361 and the Reserve balance was \$135,588. The Association was operating \$709 unfavorable to budget in Operating expenses.

*C. Proposed 2024 Budget*

Alex Gelb reviewed highlights of the 2024 Budget. The budget as drafted included a \$14/owner/month increase to Operating dues to \$132.80 and no increase to the Reserve contribution. The most significant increases were to Management Fees, Insurance, Trash Removal and Snow Removal.

Owner comments addressed the following:

1. There was a question regarding the increase to the Management Fee. Kevin Lovett said it was to cover inflation and higher wages.
2. Dana Laverdiere noted her opposition to the budget.
3. Derek Baum said there have been charges for items picked up outside of the garbage cans, which never used to occur.

**Action Item:** Deb Borel will ask Timberline to provide an explanation of their fees for items outside of the garbage cans, post the response on the website and email this information to all owners. She will confirm the property is not being charged the “pay as you throw” rates.

4. Dianne McGinnis noted that there should not be any cost for irrigation during the winter months.

**Action Item:** Deb Borel will follow up with the Water District regarding the water bills and inform Dianne McGinnis of the response.

5. Josh Laverdiere asked if there were any owner delinquencies. Deb Borel said there is one owner who is three months past due and a lien has been filed on their property.

**Motion:** John Ryan moved to approve the 2024 Budget as presented. Tom Polk seconded, and the motion carried with three opposed.

Deb Borel noted that Working Capital is collected whenever a unit sells, equating to three months of dues. It is usually collected from the buyer, but it depends on the language in the sales contract.

## **V. OWNER EDUCATION**

Deb Borel provided information regarding technology and social media safety. Owners should be aware of the potential for wire fraud and identity theft.

## **VI. OLD BUSINESS**

There was no old business.

## **VII. NEW BUSINESS**

### **A. Speed Bumps**

John Carroll said bids should be obtained to bring the speed bumps into code compliance. Deb Borel said the Board discussed this topic. She agreed they need to be lowered. The Board will address the matter in the spring.

## **VIII. ELECTION OF BOARD MEMBERS**

Board member Kyle Hausler sold his unit, leaving a vacant Board seat with one year remaining in the term. The sale of Alex Gelb’s unit is closing tomorrow. The term of John Ryan expired and he was willing to run again. John Ryan nominated Alison Pritchard and Danielle Marzetti, who have both expressed interest. Kenneth Lee seconded the nomination. There were no other nominations and John Ryan, Alison Pritchard and Danielle Marzetti were elected by acclamation.

## **IX. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for Thursday, October 3, 2024 at 6:30 p.m.

## **X. ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

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