

**FARMERS GROVE HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 3, 2024**

**I. CALL TO ORDER**

The meeting was called to order at 7:33 p.m. via videoconference.

**II. INTRODUCTIONS**

Board members present were:

John Ryan, President, 97 Audrey

Tom Polk, Vice President, 54 Audrey

Allison Prichard, Secretary, 99 Audrey

John Carroll, Member at Large, 69 Audrey

**III. CORPORATE TRANSPARENCY ACT**

Deb Borel said a Board member can handle the registration for all Board members, or the attorney can be engaged at a cost of \$400.

**Action Item:** Deb Borel will re-send the information to all Board members.

**IV. ELECTION OF OFFICERS**

The Board agreed to retain the same Officers:

- John Ryan – President,
- Tom Polk – Vice President
- Ken Cramer – Treasurer,
- Alison Pritchard – Secretary
- Danielle Marzetti – Member at Large
- John Carroll – Member at Large

**V. CONFLICT OF INTEREST POLICY**

Deb Borel asked John Carroll to sign the Conflict of Interest Policy acknowledgement and return it to her. She has the forms on file for all other Board members.

**VI. NEW BUSINESS**

*A. Prior Year Budgets*

Tom Pulk said he could not find budgets for previous years on the website. Deb Borel said the standard procedure is to post only the current year budget and financial information. Deb showed Tom how to find the previous year's actuals on the website. Deb can provide any reports upon request.

*B. Easement Agreement*

Deb Borel delivered the \$5,886 invoice for the asphalt work to Triangle Electric. It was due upon receipt but has not yet been paid. Deb said she has not started to charge late fees in the interest of maintaining a good relationship. Allison

Prichard suggested sending a letter outlining the terms of the easement with a deadline for payment, after which time late fees and interest will be charged.

**Action Item:** Allison Prichard will draft the letter.

**Action Item:** Deb Borel will send invoice packet that has been sent to Triangle Electric to all Board members.

**VII. SET NEXT MEETING DATE**

Deb Borel will poll the Board to set a meeting date in the first quarter of next year.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

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