

**FARMERS GROVE HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 3, 2024**

**I. CALL TO ORDER**

The meeting was called to order at 6:37 p.m. via videoconference.

**II. INTRODUCTION OF OWNERS/ESTABLISHMENT OF QUORUM**

Board members present were:

John Ryan, President, 97 Audrey

Tom Polk, Vice President, 54 Audrey

Allison Prichard, Secretary, 99 Audrey

Owners present were:

Erica & Derek Baum, 16 Audrey

Aaron Stover, 49 Audrey

Michael Walkenbach, 50 Audrey

Peg Healey, 54 Audrey

Travis Avery, 61 Audrey

John Carroll, 69 Audrey

Michael Worley, 70 Audrey

Elizabeth Gunther, 79 Audrey

Diane McGinnis, 85 Audrey

Maggie Lifland, 91 Audrey

Michelle Ellis, 4 Zoe

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

With properties represented in person or by proxy a quorum of over 20% was confirmed.

**III. APPROVE PREVIOUS MEETING MINUTES**

**Motion:** Maggie Lifland moved to approve the minutes of the October 5, 2023 Annual Meeting as presented. John Ryan seconded, and the motion carried.

**IV. FINANCIALS**

*A. 2024 Year-to-Date Financial Report*

As of August 31, 2024, the Operating balance was \$5,837 and the Reserve balance was \$9,828. There is a \$100,000 CD with Edward Jones maturing later this month. The Association was operating \$2,689 unfavorable to budget in Operating expenses.

**Action Item:** Deb Borel will follow up with Accounting about adding a line for interest to the next budget.

*B. Proposed 2025 Budget*

The 2025 Budget as drafted included dues of \$150/month and a \$1,800/year increase to the Reserve contribution. There were increases to Legal, Accounting, Annual Meeting, Office Copies, Management Fees, Insurance, Trash Removal, Snow Removal, Electric and Landscape Maintenance. Irrigation Water was decreased.

Owner comments addressed the following:

1. Snow removal last year was poor, there were piles of snow that were not removed and some days were missed. The service should be put out to bid. Deb Borel said it

has been difficult to obtain bids from vendors willing to work at the property. The Board has not approved a contract at this point.

**Action Item:** Deb Borel will solicit snow removal bids for Board review.

2. There was a suggestion to reduce the grass cutting frequency to twice monthly to reduce expenses. Deb Borel said she has not yet received proposals for landscaping for next year. She assumed a 10% increase in the 2025 Budget. There was a suggestion to reduce the area that is irrigated and landscaped or to switch to xeriscaping as a cost saving measure. It was noted that many of the trees on the berm and by the mailboxes are dying and they may not be getting irrigation. The area will be inspected in the spring. There was a suggestion to have more frequent walk throughs of the property.

**Action Item:** Deb Borel will add this topic to the next Board Meeting agenda.

3. There was a question about the increase to the Board Meeting line item and a request to switch back to live meetings. Deb Borel explained that the increase was for professional preparation of the meeting minutes. Meetings could be held live in the future but there would be costs for room rental and refreshments.

Since the 2025 Budget was not vetoed by 51% of the membership, it was deemed ratified.

## V. OWNER EDUCATION

Deb Borel reminded owners of the process for exterior changes. Roof replacement in the same color, installation of solar panels or exterior painting in the same color do not require approval. Adding a shed and landscaping projects require submission of an approval form, which is available on the website.

## VI. OLD BUSINESS

There was no old business.

## VII. NEW BUSINESS

### A. Bylaw Amendment

The Federal Corporate Transparency Act will require all Board members to register with FinCEN by the end of the year. Failure to comply could result in a \$250,000 fine and/or prison time. To ensure all Board members are willing to comply, a Bylaw amendment has been drafted by the attorney requiring registration within 30 days of joining the Board.

**Motion:** Tom Polk moved to approve the Bylaw Amendment. Allison Pritchard seconded, and the motion carried.

### B. Owner Comments

1. There was a question regarding the need for another dues increase. It was confirmed that the increase was necessary.
2. It was noted that competitive bids should be obtained for projects over a certain dollar amount. Deb Borel said the only major project that was done without multiple bids was the asphalt. There are no other local contractors willing to bid on small projects.

**Action Item:** Deb Borel will add discussion of a threshold for requiring multiple bids to the next Board Meeting agenda.

3. There was a comment that there are a number of dead trees around the property that should be removed to reduce potential liability.
4. There was a question regarding the number of rental versus owner occupied properties. It is estimated that five or six properties are rented.
5. There was a request for stricter enforcement of requiring owners to maintain their property appearance. Deb Borel encouraged owners to contact her if they notice properties that need attention. Allison Pritchard and John Carroll volunteered to walk the property.
6. There are issues with owners not picking up dog waste. Deb Borel encouraged owners to send her photos of the offending dogs so an attempt can be made to identify the responsible owner.
7. The speed bumps have been modified and are much better. There was a request to paint them to make them more visible.

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

The term of Danielle Marzelli expired and she had indicated she was willing to run again. John Ryan nominated Danielle Marzelli and Allison Pritchard seconded the nomination. Peg Healey nominated John Carroll and Elizabeth Gunther seconded the nomination. Since the Board can be up to seven members, the two candidates were elected by acclamation.

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

The next Annual Meeting date will be scheduled by the Board.

#### **X. ADJOURNMENT**

Allison Pritchard moved to adjourn at 7:32 p.m. John Ryan seconded, and the motion carried.

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