

FARMERS GROVE

BOARD MEETING AGENDA

Thursday, January 30, 2025, at 3:00 PM MDT

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

Farmers Grove Board of Directors

- John Ryan – President
- Tom Pulk – Vice President
- Kenneth Cramer – Treasurer
- Allison Pritchard – Secretary
- Danielle Marzelli – MAL
- John Carroll – MAL

Alpine Edge Representatives

- Erik Keefe – HOA Director
- Jessica Martin – HOA Director of Communications

1. Welcome

- Roll Call; Establish Quorum
 - A quorum was established.
 - John Ryan called the meeting to order at 11:07 a.m.
- Board Positions and Terms:
 - Confirmed board positions:
 - John Ryan - President (Reelect in 2026)
 - Tom Polk - Vice President (Reelect in 2025)
 - Ken Kramer - Treasurer (Reelect in 2025)
 - Allison Pritchard - Secretary (Reelect in 2027)
 - Danielle Marzelli - Member at Large (Reelect in 2027)
 - John Carroll - Member at Large (Joined in October 2023; term uncertain)
- Review & Approval of Meeting Minutes – 10.3.24
 - It was noted that two sets of minutes were prepared for the annual and board meetings.
 - **Motion:** The motion to approve the minutes was made by John Ryan, seconded by Danielle Marzelli. Motion carried.

2. Current Business

- Financial Discussion
 - 2024 Review
 - The balance sheet presented current bank balances:
 - Operating: \$4,426.09
 - Reserve: \$116,974.85
 - Accounts receivable: \$7,000

- Accounts Receivable (A/R):
 - Majority of A/R pertains to delinquent dues from one unit.
- Accounts Payable:
 - The main concern is the ~\$8,000 bill from Greenscapes, which could not be paid last Friday due to a funds shortfall. Farmers Grove currently has \$3,376 in operating funds.
 - Discussion on the need to borrow from the reserve fund to cover the bill; recommendation made to pay from reserve and reimburse from operating funds.
 - CD recently matured. AE will confirm from previous records
- Annual Budget Comparative
 - Year-end reconciled reports from SRG show an operating deficit of \$8,000, primarily due to overspending on grounds and landscaping, snow plowing, trash, and legal services.
- Easement Agreement
 - A/R funds should be transferred to reserves upon receipt.
 - Allison, a board member, is to draft a letter to accompany the invoice packet, which includes the SRG invoice and supporting documents for the 20% agreement.
- Corporate Transparency Act
 - This matter is currently on hold.

3. Open Forum

4. Schedule the Next BOD Meeting

- Next board meeting scheduled for May 8th at

5. Adjournment

- The meeting adjourned at 11:42 a.m.

