

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
FEBRUARY 8, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on February 8, 2023. Board members present were Kimberly Armitage, Brad Hughes, Brian Sprague and David Bukovinsky. Also, in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:20 p.m. and noted that there was a quorum.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

Director Armitage noted that the general disclosure statements for those Board members present at the meeting have been updated and filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association corporate files.

**GUEST PRESENTATION:**

Director Armitage welcomed Kanshita Dam who was in attendance to discuss a Girl Scout Gold Award, she is working towards, and introduced Carolyn from 'Wompost' regarding an idea of putting together a community-wide composting system. After a lengthy review/discussion, the Board asked Ms. Dam to come back with some additional information regarding the proposed project. The Board thanked both Ms. Dam and Ms. Carolyn for their time in presenting the information.

**CONSENT AGENDA:**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for November 2, 2022
- b. Unaudited Financial and delinquency reports through December 31, 2022

**OFFICER REPORTS:**

**NOMINATION AND ELECTION OF OFFICERS:**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2023: A motion was made, seconded and with no public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2023 Officers.

Kimberly Armitage	President
Brian Sprague	1 <sup>st</sup> Vice President
Brad Hughes	2 <sup>nd</sup> Vice President
Rory Lamberton	Treasurer
David Bukovinsky	Secretary

**COMMITTEE REPORTS:**

**2023 Committee Appointments:** Upon review, a motion was made, seconded and without public comment, unanimously passed to reappoint Ralph Ferullo as the chairperson of the DRB and Steve O'Leary, Ray Seggelke, Neway Argaw and Taryn Aldretti as members of the DRB and to appoint Steve O'Leary as the chairperson for the Landscape Committee and Brad Hughes and Bob Bock as members of the Landscape Committee.

**Design Review Board (DRB):** No official report

**Landscape Committee:** No official report.

**SALAD Committee Charter:** No official report.

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**February 8, 2023 – Page 2**

**LEGAL UPDATES:**

The Board reviewed the status update from the Association's legal counsel.

**OTHER REPORT(S):**

Goodman Metropolitan District Update: Director Armitage updated the Board on several items the Metropolitan District is currently working on for 2023.

**MANAGEMENT REPORT:**

Mr. Eames reviewed the correspondence sent out and received for the month and provided an update to the Board regarding several items that have been resolved since the last meeting.

**UNFINISHED BUSINESS:**

Irrigation and Pressure Analysis Updates: Mr. Eames noted that no further work has progressed on the project since the last Board meeting and that currently the LandTech Team will be back on-site once the irrigation system is activated in the Spring.

Newsletter Advertising: Mr. Eames reported that he contacted the publisher and has worked out an arrangement that no more political advertising will be in the future publications.

ARS Reserve Update: Mr. Eames noted that the proposal from Aspen Reserve Specialists (ARS) has been signed and executed and that he has met their team on-site. He anticipated that the Board should have the first draft report by their next meeting.

Short Term Rentals: Mr. Eames reported that an owner has contacted his office on several occasions recently, regarding an alleged short term rental situation continue with an owner that the Board has had previous communication with. The owner complaining has stated that the same vehicles are parked in front of the home on a regular basis, which seems to contradict the home being utilized for short term rentals. After review, the Board agreed to have management continue to monitor the property as best as possible and report back at the next meeting.

**NEW BUSINESS:**

2023 Landscape Maintenance: Mr. Eames requested direction from the Board on if they would like management to put out a new RFP for landscape service contractors. After a lengthy discussion, the Board unanimously agreed that it would not hurt to send out a new RFP and asked that management confirm with the Landscape Committee prior, if the Committee would like to see any modifications to the services in the RFP, prior to sending it out.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no homeowners in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 8:05 p.m. The next tentative regularly scheduled meeting of the Board was set for May 10, 2023 at 6:15 p.m. via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 10th day of May 2023.

THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS

By \_\_\_\_\_

Secretary/Authorized Agent