

**MINUTES OF THE
HILLCREST AT THE FARM HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING-VIA ZOOM MEETING
FEBRUARY 3, 2022**

MEETING CALLED TO ORDER

The Board of Directors for the Hillcrest at The Farm Homeowners Association, Inc., met on February 3, 2022 via Zoom teleconferencing. Present were: Brian Smith, Mike Broker, Daniel Secary and Doug Cole. Also present were Alisia Kear and Mark Eames, PCAM with PCMS. Brian Smith, President, called the meeting to order at 6:04 p.m. and asked Mr. Eames to run the remainder of the meeting.

DISCLOSURE STATEMENT FILINGS

Mr. Eames noted that all general disclosure statements have been 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's corporate files.

OFFICER REPORTS

Nomination and Election of Officers: The following Directors were nominated for the following positions as Officers of the Corporation for 2022:

Brian Smith	President
Mike Broker	Vice-President
Lindsey Radford	Secretary
Daniel Secary	Treasurer

Motion was made, seconded and with no public comment, unanimously passed to approve the slate of Officers for 2022.

RECORD OF PROCEEDINGS

The next item of business was to review the August 12, 2021 record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the August 12, 2021 record of proceedings as presented.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through December 31, 2021 were presented and reviewed by Mark Eames. Upon a final review, a motion was made, seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2021.

LEGAL REPORTS

The Board of Directors reviewed the legal updates as provided by management in their quarterly informational packet.

MANAGEMENT REPORT

Mark Eames reviewed the written management report as provided to the Board of Directors in their informational Board packet.

UNFINISHED BUSINESS

Electronic Ratification: A motion was made, seconded and with no public comment, unanimously passed to approve the electronic approval of the 2022 Front Range Recreational Pool Operations contract. The Board went on to discuss ideas for additional improvements to the pool area in 2022 and social events for the community. After a brief discussion, it was agreed to hold a work session on March 10th at 6:00 p.m. to further review these suggestions and ideas.

NEW BUSINESS

Resignation and Appointment: It was noted for the record that the Board of Directors had received and accepted the resignation of Scott Rolsen and appointed Doug Cole to the Board for Scott Rolsen's remaining term.

Homeowner Public Forum: There were not any homeowners in attendance for the public forum portion of the meeting.

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.. The next regularly scheduled meeting of the Board was tentatively set for May 12, 2022 at 6:00 p.m. location to be determined.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 12th day of May, 2022.

HILLCREST AT THE FARM BOARD OF DIRECTORS

By Moby Eames
Secretary/Authorized Agent

**MINUTES OF THE
HILLCREST AT THE FARM HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING-VIA ZOOM MEETING
MAY 12, 2022**

MEETING CALLED TO ORDER

The Board of Directors for the Hillcrest at The Farm Homeowners Association, Inc., met on May 12, 2022 via Zoom teleconferencing. Present were: Brian Smith, Lindsey Radford, Daniel Secary, Mike Broker and Doug Cole. Also present were Alisia Kear and Mark Eames, PCAM with PCMS and four (4) members of the public. Brian Smith, President, called the meeting to order at 6:02 p.m. and asked Mr. Eames to run the remainder of the meeting.

DISCLOSURE STATEMENT FILINGS

Mr. Eames noted that all general disclosure statements have been 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's corporate files. It was noted for the minutes that Brian Smith was recently appointed to The Farm at Arapahoe county Homeowners Association, Inc., Board of Directors.

OFFICER REPORTS

RECORD OF PROCEEDINGS

The first item of business was to review the February 3, 2022 record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the February 3, 2022 record of proceedings as presented.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through March 31, 2022 were presented and reviewed by Mark Eames. Upon a final review, a motion was made, seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through March 31, 2022.

LEGAL REPORTS

The Board of Directors reviewed the legal updates as provided by management in their quarterly informational packet.

MANAGEMENT REPORT

Mark Eames reviewed the written management report as provided to the Board of Directors in their informational Board packet.

UNFINISHED BUSINESS

2022 Pool Season: Eli Schlagel was in attendance to provide the Board of Directors with an update regarding the upcoming 2022 pool season.

Volleyball Court: Eli Schlagel noted that Front Range purchased and is willing to put up and take down a volleyball net for use by the members just west of the pool. The Board went on to review proposals received to extend the perimeter metal fencing to enclose the volleyball court. After a review and discussion, it was agreed to look at a location west of the current perimeter fence to install the additional fencing and determine if that site could be graded to accommodate a sand volleyball court and bring that information back to the Board at the next meeting.

NEW BUSINESS

Outside Use of the Pool: The Board went on to discuss an idea that was brought up a couple years back, in allowing a limited number of outside users pay a fee to have access to the pool. The additional funds from the outside users would go to make improvements at the pool, which in-turn would off-set costs to the members. After a lengthy discussion, it was unanimously agreed to send out a survey to The Farm community to determine if there would be enough interest by for the Board to further employ this idea.

Homeowner Public Forum: There were no requests by the members in attendance for the public forum portion of the meeting.

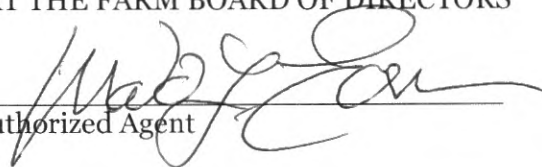
ADJOURNMENT

The meeting was adjourned at 6:46 p.m. The next regularly scheduled meeting of the Board was tentatively set for August 4, 2022 at 6:00 p.m., location to be determined.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 4th day of August, 2022.

HILLCREST AT THE FARM BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent



**MINUTES OF THE
HILLCREST AT THE FARM HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING-VIA ZOOM MEETING
SEPTEMBER 8, 2022**

MEETING CALLED TO ORDER

The Board of Directors for the Hillcrest at The Farm Homeowners Association, Inc., met on September 8, 2022 via Zoom teleconferencing. Present were: Brian Smith, Lindsey Radford, Daniel Secary, Mike Broker and Doug Cole. Also present were Alisia Kear and Mark Eames, PCAM with PCMS. Brian Smith, President, called the meeting to order at 6:02 p.m. and asked Mr. Eames to run the remainder of the meeting.

DISCLOSURE STATEMENT FILINGS

Mr. Eames noted that all general disclosure statements have been 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's corporate files. It was noted for the minutes that Brian Smith was recently appointed to The Farm at Arapahoe county Homeowners Association, Inc., Board of Directors.

OFFICER REPORTS

RECORD OF PROCEEDINGS

The first item of business was to review the May 12, 2022 record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the May 12, 2022 record of proceedings as presented.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through July 31, 2022 were presented and reviewed by Mark Eames. Upon a final review, a motion was made, seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through July 31, 2022.

LEGAL REPORTS

The Board of Directors reviewed the legal updates as provided by management in their quarterly informational packet.

The Board went on to discuss the three draft resolutions related to HB-1137 as prepared by legal counsel. Upon a review, a motion was made and seconded and with no public comment, unanimously passed to approve the three HB-1137 Resolutions.

MANAGEMENT REPORT

Mark Eames reviewed the written management report as provided to the Board of Directors in their informational Board packet.

UNFINISHED BUSINESS

Volleyball Court: The Board reviewed three options presented by Management for a permanent volleyball court location. After review and discussion, it was agreed to look at the location west of the current perimeter fence of the pool area, and determine an estimated costs for the site to be graded to accommodate a sand volleyball court and bring that information back to the Board at the next meeting.

NEW BUSINESS

2023 Proposed Budget: Mark Eames reviewed the projected 2023 budget, which without either an assessment increase, or change in services for pool operations next year, showed a potential loss for next year. After a lengthy discussion, a motion was made, seconded and without public comment, unanimously passed to approve the budget as presented, with no assessment increase for 2023 and present the proposed 2023 budget to the membership for vote at the Budget Ratification meeting.

Annual Membership and B2023 Budget Ratification Meetings: The 2023 Annual Membership and Budget Ratification Meetings are scheduled for November 3, 2022. There are two (2) seats for two years terms, up for election this year.

Homeowner Public Forum: There were no requests to speak during the public forum portion of the meeting.

ADJOURNMENT

The meeting was adjourned at 6:37 p.m. The next regularly scheduled meeting of the Board was tentatively set for February 9, 2023 at 6:00 p.m., location to be determined.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 9th day of February, 2023.

HILLCREST AT THE FARM BOARD OF DIRECTORS

By 
Secretary/Authorized Agent

**HILLCREST AT THE FARM OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET RATIFICATION
MEETING MINUTES
JANUARY 4, 2023**

CALL TO ORDER

The meeting was called to order at 6:04 p.m. Notice was given to all members in accordance with the Bylaws of the Association. Members of the public, along with Mark L. Eames and Alisia Kear with PCMS were present.

APPROVAL OF THE 2021 ANNUAL MEETING MINUTES

Mr. Eames asked the members to review the 2021 Annual Meeting Minutes. After a brief discussion, the 2021 Annual Meeting minutes were unanimously ratified as presented.

OFFICER REPORTS

2022 FINANCIAL REPORT AND 2023 BUDGET PRESENTATION AND RATIFICATION

Mr. Eames reviewed the 2022 financial condition of the Association and presented the 2023 Budget and addressed questions from the floor. Key points discussed were as follows:

- Based upon anticipated operational expenses for 2022, the Board of Directors determined that the assessment for 2023 will remain the same as 2022 at \$120.00 per quarter. It was noted that the 2023 budget does project a loss for the year, which going into the 2024 budgeting process may require the Board to look at either cutting certain services back or adjust the assessment for 2024.
- There were not 67% of the owners present to reject the budget and therefore the 2023 budget was ratified as written and presented.

NEW BUSINESS

Election for Two Board Seats: Mark Eames announced that two homeowners had expressed an interest in serving on the Board of Directors. Brian Smith and Mike Broker had placed their names for nomination to fill the two open Board seats. Based on the ballots received and tabulated (Attachment A), both Mr. Smith and Mr. Broker were re-elected to the Board of Directors, each serving two-year terms.

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

The floor was opened to general questions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:08 p.m.

HILLCREST AT THE FARM OWNERS ASSOCIATION

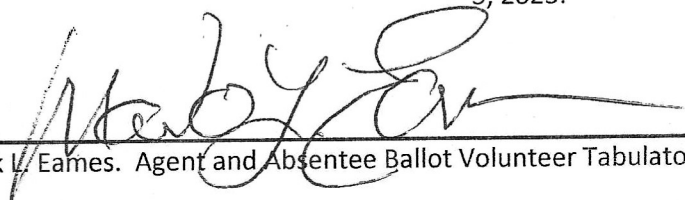
BOARD ELECTION AND 2023 BUDGET RATIFICATION ABSENTEE BALLOT COUNT

Total secret ballot envelopes received through 1/3/2023 was 37. Total secret ballots received and tabulated were 36, with one unverifiable ballot envelope.

BOARD NOMINEES	VOTE TABULATION
Brian Smith	35
Mike Broker	36
Write In Candidates:	
Ralph Ferello	1

2023 BUDGET RATIFICATION VOTES OPPOSED: 4

With my signature below I have reviewed, counted and hereby certify that the above listed vote tabulation, accurately reflects the Absentee Ballots that were properly filled out, and received by the Association through of Tuesday, January 3, 2023.



Mark L. Eames. Agent and Absentee Ballot Volunteer Tabulator

1/4/23
Date 1/4/2023

HILLCREST AT THE FARM HOMEOWNERS ASSOCIATION, INC.
2021 APPROVED BUDGET, 2021 ESTIMATED ACTUAL, 2022 PROPOSED BUDGET

CATEGORY	2021 Approved	2021 Est	2022 Proposed
Operating Income			
Homeowner Assessments	\$146,608	\$146,608	\$146,608
Late Fee Income	\$1,078	\$1,450	\$1,100
Legal Fees-Collection Income	\$0	\$500	\$0
Miscellaneous Income	\$0	\$150	\$0
Carry Forward Funds	\$4,400	\$3,640	\$6,128
Total Operating Income	\$152,086	\$152,348	\$153,836
Administrative Expenses			
Management	\$9,000	\$9,000	\$9,600
Legal-General	\$800	\$200	\$800
Legal-Collection	\$600	\$700	\$600
Insurance	\$8,200	\$7,900	\$8,400
Audit and Tax Preparation Fees	\$2,800	\$1,500	\$1,500
Administrative Expense	\$4,800	\$4,725	\$4,800
Telephone	\$2,300	\$2,270	\$2,300
Social	\$1,500	\$0	\$1,500
Bad Debt Expense	\$500	\$0	\$500
Total Administrative Expenses	\$30,500	\$26,295	\$30,000
Building Maintenance			
Building Maintenance	\$1,200	\$450	\$1,200
Total Building Maintenance	\$1,200	\$450	\$1,200
Grounds Maintenance			
Landscape Contract	\$10,400	\$9,800	\$10,400
Sprinkler Repairs	\$2,000	\$2,200	\$2,400
Plants Trees /Shrubs/Flowers	\$2,400	\$2,200	\$2,400
Holiday Lighting	\$1,250	\$1,250	\$1,300
Snow Removal	\$1,200	\$750	\$1,200
Total Grounds Maintenance	\$17,250	\$16,200	\$17,700
Recreation Facilities			
Pool Contract	\$47,000	\$47,800	\$48,000
Pool Repairs	\$0	\$0	\$0
Pool Chemicals/Repairs	\$6,200	\$7,200	\$7,000
Total Recreation Facilities	\$53,200	\$55,000	\$55,000
Utilities			
Gas & Electricity	\$6,800	\$6,400	\$6,800
Water & Sewer	\$15,500	\$13,900	\$15,500
Total Utilities	\$22,300	\$20,300	\$22,300
Reserve Additions			
Transfers to Reserves	\$27,636	\$27,636	\$27,636
Total Reserve Additions	\$27,636	\$27,636	\$27,636
Total Expenses	\$152,086	\$145,881	\$153,836
Net Operating Income (Loss)	\$0	\$6,467	\$0
Quarterly Assessment	\$120		\$120