

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
JANUARY 20, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom teleconferencing on January 20, 2021. Board members present were Kimberly Armitage, Brad Hughes, Michael Spanarella and David Bukovinsky. Also, in attendance were Don Arnoff with Brightview Landscape Services; Doug Smith & Bob Howey with Irrigation Analysis; and Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:01 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.

**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 July 15, 2020
- b. Unaudited Financial and delinquency reports through December 31, 2020
- c. 2021 Legal Services – Non-Retainer and Risk Share Fee Programs
- d. Electronic Consent Ratification -Budget

**OFFICER REPORTS:**

**NOMINATION AND ELECTION OF OFFICERS:**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2021:

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

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 2021 Officers.

**LEGAL UPDATES:**

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

**COMMITTEE REPORTS:**

**2021 Committee Appointments:** A motion was made, seconded and without public comment, unanimously passed to appoint 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.

**6042 S. Salida Court-Variance Request:** The owners at 6042 S. Salida Court requested a variance to the DRB's decision to deny their request for new garage doors, change of color scheme for the garage doors and garage door hardware that was added. Upon review, the Board of Directors did not grant a variance for this request.

**Landscape Committee:** No official report.

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

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
APRIL 29, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom teleconferencing on April 29, 2021. Board members present were Kimberly Armitage, Brad Hughes and David Bukovinsky. Also, in attendance was one homeowner member and Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:01 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.

**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 January 20, 2021
- b. Unaudited Financial and delinquency reports through March 31, 2021

**OFFICER REPORTS:**

Director Hughes requested that the Association look at receiving legal advice/guidance on political signs on lots that do not fall directly under the State Statute.

**LEGAL UPDATES:**

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

**COMMITTEE REPORTS:**

Design Review Board (DRB): No official report.

6535 S. Waco Court-Variance Request: The owners at 6535 S. Waco Court requested a variance to the DRB's decision to deny their request to limewash the brick on the exterior of the home. Upon review, the Board of Directors did not grant a variance for this request.

Landscape Committee: No official report.

SALAD Committee Charter: No official report.

**OTHER REPORT(S):**

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

**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.

The Board of Directors reviewed several emails from residents on E. Lake Lane and E. Lake Drive who have received violation notices due to neighbor complaints regarding portable basketball hoops being stored on the street based on the number of kids on the street that utilize the hoops. The residents requested that they be able to leave the hoops on the street even when not in use due to how hard it can be to move the hoops. It was noted to the homeowner in attendance that the Association cannot grant a variance to maintain the portable basketball hoops or any other structure on the streets since it is owned and maintained by Arapahoe County. Also, according to the County nothing permanent may be left on the public street. It was noted that the owners can leave the hoops halfway up the driveway as noted in the guidelines. The resident in attendance indicated that she would let the neighbors know who were not able to attend.

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**April 29, 2021 – Page 2**

**UNFINISHED BUSINESS:**

Irrigation and Pressure Analysis Updates: Mr. Eames provided an update to the Board regarding this matter and that Bob Howey & Doug Smith with Irrigation Analysis are still working with Don Anoff with Brightview Landscaping on finalizing the pressure test work off of Buckley, west side and Tower Road heading north past Creekside Park to Tower Road.

**NEW BUSINESS**

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were not any owners in attendance for the public forum portion of the meeting.

**ADJOURNMENT:**

The meeting was adjourned at 7:08 p.m. The next tentative regularly scheduled meeting of the Board was set for July 21, 2021 at Fox Hollow Elementary School or via Zoom if the school is not available.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21<sup>st</sup> day of July 2021.

THE FARM AT ARAPAHOE COUNTY BOARD OF  
DIRECTORS

By  \_\_\_\_\_  
Secretary/Authorized Agent



**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
SEPTEMBER 15, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom teleconferencing on September 15, 2021. Board members present were Kimberly Armitage, Brad Hughes, Michael Spanarella and David Bukovinsky. Also, in attendance was one homeowner member and Jessica Moser and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 7:01 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.

**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 April 29, 2021
- b. Unaudited Financial and delinquency reports through July 31, 2021

**OFFICER REPORTS:**

**LEGAL UPDATES:**

The Board reviewed the status update from the Association's legal counsel. Mr. Eames reviewed the resolutions/policies that legal counsel put together regarding newly passed legislative actions related to flags/signage, energy efficiency measures and records inspection policy updates.

**COMMITTEE REPORTS:**

Design Review Board (DRB): Variance Request: Owner at 6102 S Salida Ct submitted a request for a variance to the DRB's decision to deny their request for painting.

Variance Request: Owner at 6461 S Ouray St has submitted a request for a variance to the DRB's decision to deny their request to maintain the existing roofing material on their shed as their home has a cement roof and approval states it must match.

Landscape Committee: No official report.

SALAD Committee Charter: No official report.

**OTHER REPORT(S):**

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

**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: The Board approved the retrofit project at your January 2021 meeting at a cost not to exceed \$ 226,000.00. Bob Howey and Doug Smith were working with Don Anoff with Brightview on finalizing the pressure test work off of Buckley, west side and Tower Road heading north past Creekside Park to Tower Road. Management was advised that Mr. Anoff left Brightview without notice several weeks ago. Mr. Garret Wright has been overseeing operations since that point. The challenges related to the pressure on Tower Road and the execution of the retrofit contract are pending conclusion. An update was provided to the Board regarding the status of the project. The Board went on to discuss their overall satisfaction of services this season with Brightview. After a lengthy discussion, it was agreed to set up a meeting with representatives of the management team at Brightview to discuss their overall service level this season and what direction their management team is headed to replace Mr. Anoff.

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**September 15, 2021 – Page 2**

**UNFINISHED BUSINESS CONTINUED:**

Proposed 2022 Budget: The proposed draft 2022 budget was presented to the Board for review and consideration of approval. Discussion took place related to the carry-over funds and that more than likely in the next couple of year's the Board will need to look at the best business decision to address the income versus expense disparity once the carry-over funds are depleted. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the proposed 2022 budget as presented and mail the budget to the membership for ratification.

Annual Meeting Preparation. The Annual Meeting was tentatively scheduled for Wednesday October 20, 2021 at 6:00 p.m. via Zoom. There are three positions up for election this year. It was noted that the tentative date selected was during fall break. After a brief discussion it was agreed to move the meeting to November 3<sup>rd</sup>.

Trash Service Notice of Increase/Contract Renewal 2022. The Board was provided a copy of the annual notice of increase for the trash/recycling service. Management also note that the trash service contract is up for renewal in 2022 and requested the Boards direction on negotiating a renewal or putting together an RFP for distribution. The Board agreed to look at setting up a meeting with the current service provider for the second quarter meeting in 2022 and based upon discussion, would decide to renew the agreement or solicit a new RFP.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There was one owner in attendance for the public forum portion of the meeting who had several general questions regarding the Association.

**ADJOURNMENT:**

The meeting was adjourned at 8:45 p.m. The next tentative regularly scheduled meeting of the Board was set for January 26, 2022 at Fox Hollow Elementary School or via Zoom if the school is not available.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 26<sup>th</sup> day of January 2022.

THE FARM AT ARAPAHOE COUNTY BOARD OF  
DIRECTORS

By   
Secretary/Authorized Agent

**THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEMBERS & BUDGET RATIFICATION MEETINGS MINUTES  
NOVEMBER 3, 2021**

**CALL TO ORDER**

The meeting was called to order at 6:08 p.m. by Kimberly Armitage, The Farm at Arapahoe County Homeowners Association President. Notice was given to all members in accordance with the Bylaws of the Association. Director Armitage noted that we did have a quorum to conduct the meeting.

Director Armitage introduced the current Board Members:

Kimberly Armitage - President  
Michael Spanarella- Vice-President  
Brad Hughes - 2<sup>nd</sup> Vice-President  
David Bukovinsky- Secretary  
Rory Lamberton - Treasurer

**APPROVAL OF THE 2020 ANNUAL MEETING MINUTES**

Director Armitage asked the homeowners in attendance to review the October 2020 Annual Meeting & Budget Ratification Meetings Minutes, if they had not already done so. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

**2021 FINANCIAL REPORT AND 2022 BUDGET PRESENTATION AND RATIFICATION**

Mark Eames reviewed the 2021 financial condition of the Association and then presented the 2022 Budget. Key points discussed were as follows:

- Based upon anticipated operational expenses for 2021, the Board of Directors were able to maintain the assessment at \$45.00 per month for the 2022 assessment year. Mr. Eames did note that at some point in the near future, the Board of Directors will need to assess any potential income loss from the cash carry over in the budget, by either adjusting expenses or looking at an assessment increase.

As provided for under the Declarations, Article 7 Section 7.03 and Bylaws Article 4, Section 4.2 for The Farm at Arapahoe County Homeowners Association, Inc., with eleven (11) owners who provided their absentee ballot that voted "No" on the proposed 2022 budget, the 2022 budget was ratified as presented. The assessment will remain at \$45.00 per month for the 2022 assessment year.

**ELECTION OF DIRECTORS**

Mark Eames announced that three homeowners had expressed an interest in serving on the Board of Directors: Kimberly Armitage, David Bukovinsky and Rory Lamberton, along with write in nominees Laura Hayes, Rachel Silev, Michael McNeil, Dan Secrecy, Nitin Deshpande and Ralph Ferullo, to fill the three open Board seats. The following individuals were elected to serve a two year term on the Board of Directors based on the ballots tabulation: Kimberly Armitage, David Bukovinsky and Rory Lamberton.

It was noted that Mr. Eames stated that he had confirmed the vote tabulation, but if Director Armitage felt it necessary or appropriate to have the tabulation confirmed by a member(s) of the community, he would solicit volunteers. Director Armitage asked the members in attendance if there were any concerns on Mr. Eames confirming the tabulation or if an attendee would like to have a member volunteer confirm the tabulation. There were no members in attendance that felt it was necessary to have a volunteer member confirm the vote tabulation.

**HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS**

The floor was opened to general questions.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:36 p.m.

# **THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION**

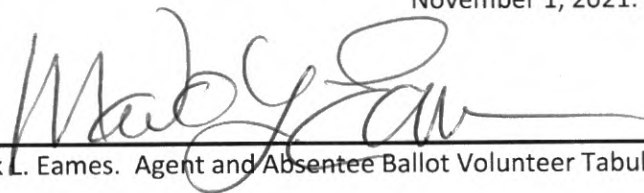
## **BOARD ELECTION AND 2022 BUDGET RATIFICATION ABSENTEE BALLOT COUNT**

Total secret ballot envelopes received through 11/1/2021 was 143. Total secret ballots received and tabulated were 141, with two unverifiable ballot envelopes.

<b>BOARD NOMINEES</b>	<b>VOTE TABULATION</b>
Kimberly Armitage	121
David Bukovinsky	131
Rory Lamberton	125
<b>Write In Candidates:</b>	
Laura Hayes	3
Rachel Silev	2
Michael McNeil	1
Brad Hughes	1
Nitin Deshpande	1
Dan Secary	1
Ralph Ferullo	1

### **2022 BUDGET RATIFICATION VOTES OPPOSED: 12**

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 Monday, November 1, 2021.



Mark L. Eames. Agent and Absentee Ballot Volunteer Tabulator

Date 11/1/2021