

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
JANUARY 26, 2022**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom teleconferencing on January 26, 2022. Board members present were Kimberly Armitage, Brad Hughes, Michael Spanarella and David Bukovinsky. Also, in attendance was Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 5:32 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 September 15, 2021
- b. Unaudited Financial and delinquency reports through December 31, 2021

**OFFICER REPORTS:**

**NOMINATION AND ELECTION OF OFFICERS:**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2022:

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 2022 Officers.

**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. Upon final review, a motion was made, seconded and with no public comment unanimously passed to approve the resolutions as prepared by legal counsel and authorize the Board presented to execute.

**COMMITTEE REPORTS:**

**2022 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

**Landscape Committee:** No official report.

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

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**January 26, 2022 – Page 2**

**OTHER REPORT(S):**

Goodman Metropolitan District Update: Director Armitage updated the Board on several items the Metropolitan District is currently working on, including the capital improvements work commencing at the Highridge Park and the public bids being taken for the Arapahoe Road Landscape renovation project.

**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. Mr. Eames went on to review the landscape contract adjustment request presented by BrightView with respect to the various services changes made in the landscape contract. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the pricing changes as presented by BrightView and have the Association execute the new landscape service contract effective April 1, 2022.

Mr. Eames went on to report that the Association has received complaints from three (3) owners regarding short term leasing occurring on a home on Uravan Court. An informal hearing with the owner was held and included members that had expressed concerns about the activities in the home. After a lengthy discussion, the Board directed management to contact the Associations legal counsel to advise at what options the Board has to establish specific rules/policies related to short term leasing of a home within the community.

**UNFINISHED BUSINESS:**

Irrigation and Pressure Analysis Updates: Mr. Eames provided a brief update to the Board on the retrofit and pressure regulating projects that need to be finalized this spring. Mr. Eames noted that he will be getting with representatives from BrightView about these two projects and will report back to the Board.

**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.

Trash Service Notice of Increase/Contract Renewal 2022: The Board confirmed to look at setting up a meeting with the current service provider for the April 2022 meeting.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There was no owner in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 6:22 p.m. The next tentative regularly scheduled meeting of the Board was set for April 20, 2022 via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20<sup>th</sup> day of April 2022.

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  
MAY 3, 2022**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom teleconferencing on May 3, 2022. Board members present were Kimberly Armitage, Brad Hughes, Brian Smith and David Bukovinsky. Also, in attendance was Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:04 p.m. and noted that there was a quorum. Director Armitage welcomed Brian Smith to the Board and thanked him for volunteering to fill the vacant seat.

**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 26, 2022
- b. Unaudited Financial and delinquency reports through March 31, 2022
- c. Acceptance of Michael Spanarella's resignation from the Board
- d. Electronic Consent to Appoint Brian Smith to the Board

**OFFICER REPORTS:**

**LEGAL UPDATES:**

The Board reviewed the status update from the Association's legal counsel. The Board went on to review a recommendation by legal counsel for the collection of delinquencies at a home off of East Peakview Ave. After a lengthy discussion a motion was made, seconded and without public comment, unanimously approved to move forward with legal counsel recommendation as presented in the Boards informational packet for the home off of East Peakview Ave.

Mr. Eames went on to briefly review a couple of the Legislative Bills that are being considered. Mr. Eames noted that HB 22-1139 has been passed by both the Senate and House and is on the Governor's desk for consideration of approval. That bill limits all Associations authority to regulate parking on a public right-of-way, which in the case of The Farm, it is unclear, if that Bill would include vehicles such as mobile homes, recreation vehicles and trailers, etc.

**COMMITTEE REPORTS:**

Design Review Board (DRB): No official report

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, including the status of capital improvements work at the Highridge Park and the recent approval of the Arapahoe Road Landscape renovation project.

**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 Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**May 3, 2022 – Page 2**

**UNFINISHED BUSINESS:**

Irrigation and Pressure Analysis Updates: Mr. Eames notes that he would like to push to get the irrigation retro fit project off the ground this Spring. The contract with BrightView was approved last year, but did not commence the project due to some challenges BrightView was having with the Goodman Metropolitan Districts retro fit project. Mr. Eames will get with Bob Howey from Irrigation Analysis to get the RFP updated and send it over to BrightView for consideration of approval.

**UNFINISHED BUSINESS CONTINUED:**

Trash Service Notice of Increase/Contract Renewal 2022: Monalisa Young was in attendance on behalf of Waste Connections to discuss the upcoming contract renewal, effective October 1, 2022. Upon review, and discussion, it was agreed that Ms. Young would provide a proposed contract renewal for the Board's review and consideration.

Short Term Leasing: The Board had directed management after the last meeting to contact the Association's legal counsel to advise at what options the Board has to establish specific rules/policies related to short term leasing of a home within the community. An opinion was provided to the Board from legal counsel regarding options to consider related to short term leasing. After review and discussion, management was asked to contact legal counsel related to specific question the Board had on the options and report back to the Board accordingly.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There was no owner in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 7:27 p.m. The next tentative regularly scheduled meeting of the Board was set for July 20, 2022 via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20<sup>th</sup> day of July 2022.

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  
JULY 20, 2022**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on July 20, 2022. Board members present were Kimberly Armitage, Brad Hughes, Brian Smith and David Bukovinsky. Also, in attendance was Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:05 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 May 3, 2022
- b. Unaudited Financial and delinquency reports through June 30, 2022

**OFFICER REPORTS:**

**LEGAL UPDATES:**

The Board reviewed the status update from the Association's legal counsel. The Board went on to review comments by legal counsel related to the proposed short-term leasing resolution. Upon review, it was agreed to set up a work session with legal counsel to discuss counsel's responses to make sure all the Board's comments have been properly addressed.

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.

**COMMITTEE REPORTS:**

Design Review Board (DRB): No official report

Landscape Committee: No official report.

Social Committee: The Board reviewed the report prepared on the last community event. It was asked that more detail be provided to the Board regarding future community events and if the events each year could be added to the community newsletter.

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, including the status of capital improvements work at the Highridge Park, consideration for updates to the dugouts at the baseball fields and the commencement of the Arapahoe Road Landscape renovation project.

**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 reported that both BrightView and LandTech were sent the revised irrigation retro fit RFP. LandTech provided a response to the RFP and BrightView declined to bid. Upon final review, a motion was made, seconded and without public comment, unanimously passed to approve the LandTech proposal at a cost not to exceed \$ 159,000.00

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**July 20, 2022 – Page 2**

**UNFINISHED BUSINESS CONTINUED:**

**Trash Service Notice of Increase/Contract Renewal 2022:** The Board was provided the proposal from Monalisa Young with Waste Connections regarding the trash/recycling contract renewal. It was agreed to continue this business matter to the next Board meeting

**NEW BUSINESS:**

**2023 Proposed Budget:** Mark Eames with PCMS reviewed the proposed 2023 budget, and addressed comments/questions from the Board. Upon final review, management was asked to provide three separate options for potential increases to the projected 2023 annual assessment and present those options to the Board at their next meeting.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There was one owner in attendance for the public forum who commented on the policy regarding short-term leasing.

**ADJOURNMENT:**

The meeting was adjourned at 7:22 p.m. The next tentative regularly scheduled meeting of the Board was set for August 16, 2022 at 6:15 p.m. via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 16th day of August 2022.

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  
AUGUST 16, 2022**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on August 16, 2022. Board members present were Kimberly Armitage, Brad Hughes, Brian Smith and David Bukovinsky. Also, in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS and one homeowner. Director Armitage called the meeting to order at 6:17 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 20, 2022
- b. Unaudited Financial and delinquency reports through July 31, 2022

**OFFICER REPORTS:**

**LEGAL UPDATES:**

The Board reviewed the status update from the Association's legal counsel. The Board went on to review the second comments by legal counsel related to the proposed short-term leasing resolution. Upon review, a motion was made, seconded and without public comment, passed with Director Hughes abstaining to approve the resolution as presented with the amendment that the allowance for a limited emergency/hardship variance would be a part of the final resolution.

**COMMITTEE REPORTS:**

Design Review Board (DRB): No official report

Landscape Committee: No official report.

Social Committee: The Board was provided a report regarding the remaining social events for 2022.

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, including the status of capital improvements work at Highridge Park, and the progress of the Arapahoe Road Landscape renovation project.

**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 reported that the contract approved by the Board to retain LandTech for the revised irrigation retro fit project has been signed off and work should commence the first part of September 2022.

Trash Service Notice of Increase/Contract Renewal 2022: The Board reviewed the information provided by Mr. Eames on the direction for the Association to extend the current service contract with Waste Connections for another three years. Mr. Eames also provided the Board with a memo from legal counsel supporting the direction taken related to the contract extension.

**The Farm at Arapahoe County Homeowners Association**  
**Board of Directors Meeting**  
**August 16, 2022 – Page 2**

**UNFINISHED BUSINESS CONTINUED:**

2023 Proposed Budget: Mark Eames reviewed the three options for potential increases to the projected 2023 annual assessment and as requested at the Board's July 2022 meeting. After a lengthy discussion, a motion was made, seconded and without public comment, unanimously passed to approve the budget to increase the assessment for 2023 to \$ 50.00 per month from \$ 45.00 per month and present the proposed 2023 budget to the membership for vote at the Budget Ratification meeting on October 19, 2022.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There was one owner in attendance for the public forum to inquire regarding the process for covenant enforcement and how neighbor covenant complaints are addressed by the Association.

**ADJOURNMENT:**

The meeting was adjourned at 7:57 p.m. The next tentative regularly scheduled meeting of the Board was set for January 18, 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 18th day of January 2023.

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 9, 2022**

**CALL TO ORDER**

The meeting was called to order at 6:03 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  
Brian Smith- Vice-President  
Brad Hughes - 2<sup>nd</sup> Vice-President  
David Bukovinsky- Secretary  
Rory Lamberton - Treasurer

**APPROVAL OF THE 2021 ANNUAL MEETING MINUTES**

Director Armitage asked the homeowners in attendance to review the November 2021 Annual Member & 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.

**OFFICER REPORTS**

Director Armitage reviewed the accomplishments of the Board of Directors over the past twelve months and business tasks that will be addressed in 2023.

**2022 FINANCIAL REPORT AND 2023 BUDGET PRESENTATION AND RATIFICATION**

Mark Eames reviewed the 2022 financial condition of the Association and then presented the 2023 Budget. Key points discussed were as follows:

- Based upon anticipated operational expenses for 2022, the assessment for 2023 is projected to go to \$ 50.00 per month, which is the first assessment increase in 13 years.

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 thirty-six (36) owners who provided their absentee ballot that voted "No" on the proposed 2023 budget, the 2023 budget was then ratified as presented. The assessment will go to \$50.00 per month for the 2023 assessment year.

**ELECTION OF DIRECTORS**

Mark Eames announced that four homeowners had expressed an interest in serving on the Board of Directors: Todd Bonfante, Brad Hughes, Brian Smith and Brian Sprague, along with write in nominees Joe Seminaro and Michael McNeil, to fill the two open Board seats. The following individuals were elected to serve two-year terms on the Board of Directors based on the ballots tabulation: Brad Hughes and Brian Sprague.

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 6:15 p.m.

**THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION**  
**BOARD ELECTION AND 2023 BUDGET RATIFICATION ABSENTEE BALLOT COUNT**

Total ballots tabulated on **11/9/2022** were **205**  
 208 ballots received; 3 ballots not accepted (more than 2 votes)

<b>BOARD NOMINEES</b>	<b>VOTE TABULATION</b>
Todd Bonfante	73
Brad Hughes	132
Brian Smith	92
Brian Sprague	101
<b>WRITE IN CANDIDATES</b>	
Joe Seminario	1
Michael McNeil	1

**2023 BUDGET RATIFICATION VOTES OPPOSED: 36**

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 Friday, November 4, 2022.



Mark L. Eames, Agent and Absentee Ballot Volunteer Tabulator

11/9/22

Date 11/9/2022