

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
MAY 10, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on May 10, 2023. Board members present were Kimberly Armitage, Brad Hughes, Brian Sprague and David Bukovinsky. Also, in attendance were Eric Keesen with BrightView; Alisia Kear and Mark L. Eames, PCAM with PCMS. 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 February 8, 2023
- b. Unaudited Financial and delinquency reports through April 30, 2023
- c. Legal Reports/Collection Actions
- d. Acceptance of the Rory Lambertson Resignation as Director and Treasurer
- e. Appointment of Brian Smith as Director and Treasurer

**COMMITTEE REPORTS:**

2023 Committee Appointment: Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Brian Sprague to the Landscape Committee

Design Review Board (DRB): The Board was provided with the DRB review and action log for the period of February 8, 2023 through May 4, 2023 as part of their informational packet.

Landscape Committee: No official report.

SALAD Committee Charter: No official report.

**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.

**LANDSCAPE REPORT:**

Eric Keesen with BrightView provided the Board an update on his firm's work over the past three months. Mr. Keesen also addressed pending work orders and various comments, questions and concerns from the Board and management team.

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**UNFINISHED BUSINESS:**

Irrigation and Pressure Analysis Updates: Mr. Eames noted that the final work should be commencing shortly on the project, with the LandTech Team.

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 had anticipated that the Board would have the first draft report by this meeting, but management has not received as of May 10, 2023.

2024 Landscape Maintenance: Mr. Eames noted that as directed, management solicited a Landscape RFP to four contractors. Two proposals came back, higher than the current contract with BrightView, one company stated they did not have the ability to take on any additional clients at this time and one did not respond. It was agreed to re-solicit the proposals this coming August for reconsideration by the Board at their meeting.

**NEW BUSINESS:**

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no homeowners in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 7:02 p.m. The next tentative regularly scheduled meeting of the Board was set for August 9, 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 9th day of August 2023.

THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS

By Mark L. Eames  
Secretary/Authorized Agent