

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
AUGUST 9, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on August 9, 2023. Board members present were Kimberly Armitage, Brian Sprague and Brian Smith. Also, in attendance was Will Medellin with BrightView; Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:18 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 10, 2023
- b. Unaudited Financial and delinquency reports through July 31, 2023
- c. Legal Reports/Collection Actions

**OFFICER REPORTS:**

The Board went on to review the Water-Wise Resolution prepared by legal counsel, to come into compliance with a recently passes State Legislative change. After final discussion, a motion was made and seconded and with no public comment, unanimously passed to approve the resolution as presented. A subsequent motion was made, seconded and with no public comment, unanimously passed to seek the Design Review Board's assistance to meet separately to further review the required sample xeric plans, to be approved in combination with the resolution and added both to the Association's website.

**COMMITTEE REPORTS:**

Design Review Board (DRB): The Board was provided with the DRB review and action log for the period of May 4, 2023 through August 5, 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, on behalf of the community members.

**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:**

Will Medellin provided the Board an update on his firm's work over the past three months. Mr. Medellin also addressed pending work orders along with 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 on the project has commenced and should be completed shortly. Mr. Eames also reported on a concern his team had with the number of irrigation heads reported broken this year by BrightView and if there have been installation issues with the LandTech work. All parties involved will be meeting on-site later this week, to discuss the concerns and discuss a solution.

ARS Reserve Update: Mr. Eames noted that the proposal from Aspen Reserve Specialists (ARS) was been signed and executed and that he has met their team on-site. He noted that he has contacted the ARS Team to find out why the report has not been completed and provided an update to the Board of Directors.

2024 Landscape Maintenance: Mr. Eames noted that as directed, management will be solicited the revised Landscape RFP to six contractors. Upon receipt of all proposals, with a cut-off date of August 31, 2023, the management team will work with the Landscape Committee to narrow down a proposed landscape team for the Boards review/consideration of approval.

**NEW BUSINESS:**

2024 Proposed Budget: Mark Eames reviewed the first draft proposed 2024 budget and addressed various questions from the Board. After final discussion, the Board agreed to meet for a work session to finalize the proposed 2024 budget on Tuesday, September 26, 2023 at 6:30 p.m., via Zoom conference call.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no homeowners in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 7:15 p.m. The next tentative regularly scheduled meeting of the Board would be scheduled in 2024, once the Annual Membership Meetings have been completed.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors.

THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS

By Mark L. Eames

Secretary/Authorized Agent