

**RECORD OF PROCEEDINGS OF THE
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING
FEBRUARY 14, 2024**

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on February 14, 2024. Board members present were Kimberly Armitage, Brian Sprague and Dave Bukovinsky. Also, in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:19 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 August 9, 2023
- b. Unaudited Financial and delinquency reports through December 31, 2023
- c. Legal Reports/Collection Actions/2024 Service and Fee Summary
- d. 2024 Design Review Board and Landscape Committee Appointments

OFFICER REPORTS:

The Board agreed to table action for Officer Nominations and Elections to the next meeting.

COMMITTEE REPORTS:

Design Review Board (DRB): The Board was provided with the DRB review and action log for the period of August 5, 2023 through February 5, 2024 as part of their informational packet. The Board also acknowledged Ralph Ferullo's memo of November 8, 2023 regarding the DRB looking at limiting LRV body colors to 80.

Mr. Eames noted that he will be getting together with the DRB soon to discuss their thoughts on revising the association design guidelines to address Arapahoe's County's recent approval to allow ADU's on certain sized lots within unincorporated Arapahoe County.

The Board went on to review two variance requests. The first one was for a home on Zeno Court regarding the owner painting the brick on their home. After a review of the information provided, a motion was made, seconded and with no public comment, unanimously passed to approve the conditional variance as submitted. The second variance was for a window garage door for a home off West Lake Ave. Upon review, the variance was denied.

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.

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UNFINISHED BUSINESS:

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 noted that his office 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 soliciting 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:

HOMEOWNER MEMBER PUBLIC FORUM:

There were no homeowners in attendance for the public forum.

ADJOURNMENT:

The meeting was adjourned at 6:52 p.m. The next tentative regularly scheduled meeting of the Board of Directors if May 15, 2024 at 6:15 p.m.

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