

**RECORD OF PROCEEDINGS OF THE
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING
MAY 15, 2024**

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on May 15, 2024. Board members present were Kimberly Armitage, Brian Sprague and Brad Hughes. Also, in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:16 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Armitage noted that she recently had a change to her disclosure statement related to a common client representation with her employer, the YMCA and PCMS, as the managing agent for the client. Director Armitage went on to note all 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 14, 2024
- b. Unaudited Financial and delinquency reports through April 30, 2024
- c. Legal Reports/Collection Actions/2024 Service and Fee Summary

OFFICER REPORTS:

The Board agreed to continue the 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 February 6, 2024 through May 5, 2024 as part of their informational packet.

Mr. Eames noted that his team and the DRB have not finalized a date 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 one variance requests. The first one was for a home on Caley Circle regarding the owner desiring to paint 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.

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 Aspen Reserve Specialists (ARS) just finalized their draft report, which has been sent to the Board for review. After a brief discussion, it was agreed to table any action on the report to the next Board meeting. In the meantime, the Board was advised that if they have any questions on the report, to not hesitate to send those inquiries over to the management team for review and response.

NEW BUSINESS:

HOMEOWNER MEMBER PUBLIC FORUM:

There were no homeowners in attendance for the public forum.

ADJOURNMENT:

The meeting was adjourned at 6:41 p.m. The next tentative regularly scheduled meeting of the Board of Directors is August 14, 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