

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

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on August 14, 2024. Board members present were Kimberly Armitage, Brian Sprague, Dave Bukovinsky and Brad Hughes. Also, in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS. Director Armitage called the meeting to order at 6:19 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 May 15, 2024
- b. Unaudited Financial and delinquency reports through July 31, 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 acknowledged that Ray Seggelke had submitted his resignation from the DRB. The Board expressed their sincere appreciation to Mr. Seggelke for his years of service on contribution to the community as a member of the DRB. The Board went on to review the DRB action log for the period of May 6, 2024 through August 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 two variance requests. Both homeowners, one on Waco Court and one on Ouray Street desire to paint the garage doors on their home, the trim color. After a review of the information provided, a motion was made, seconded and with no public comment, unanimously passed to approve a conditional variance, for the homeowner on Waco Court provided the owner paints their front door the trim color of the home. The Board request additional information from the homeowner variance requests on Ouray Street, prior to making a final decision.

Landscape Committee: No formal report.

SALAD Committee Charter: No official report.

LEGAL UPDATES:

The Board reviewed the status update from the Association's legal counsel.

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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. Mr. Eames noted the request in the Boards information packet from the District requesting the Associations consent for the District to provide security services within the boundaries of the District. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the consent request as written.

LANDSCAPE REPORT: The Board was provided the landscape teams monthly work compliance log. There was no one in attendance from the landscape team to provide any additional reports or information.

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 Board provided direction to the management team, as appropriate, for those pending matters.

UNFINISHED BUSINESS:

ARS Reserve Update: Mr. Eames noted that Aspen Reserve Specialists (ARS) was finalized and the draft report, was sent out to the Board in June for review. After a brief discussion, it was agreed to table any action on the report to the next Board meeting.

NEW BUSINESS:

2025 Proposed Budget: Mr. Eames presented the first draft 2025 budget for the Boards review and consideration. Upon a final review, a motion was made and seconded and with no public comment, unanimously passed to approved the proposed 2025 budget as presented, and present it to the membership for ratification. The 2025 monthly assessment will remain the same as 2024

Annual Membership and Budget Ratifications Meetings: The Board confirmed that notice will be sent out for the Annual Membership and Budget Ratification Meetings to be held November 13, 2024 at 6:00 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 7:27 p.m. The next tentative regularly scheduled meeting of the Board of Directors if February 12, 2025 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 ___/s/ Mark L. Eames _____
Secretary/Authorized Agent