

**RECORD OF PROCEEDINGS OF THE  
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING  
MAY 14, 2025**

**MEETING CALLED TO ORDER:**

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on May 14, 2025. Board members present were Kimberly Armitage, Brian Sprague, Dave Bukovinsky and Brian Smith. Also, in attendance were Alisia Kear 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 a recent update to her disclosure statement, which now reflects a shared client relationship involving RPM and PCMS, the managing agent for that 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, without the pending financials:

- a. Record of Proceedings for February 12, 2025
- b. Record of Proceedings for March 12, 2025
- c. Legal Reports & Collection Actions

**COMMITTEE REPORTS:**

Design Review Board (DRB): The Board was provided with the DRB review and action log for the period of October 15, 2024 through May 1, 2025 as part of their informational packet.

Landscape Committee: It was discussed that the Landscape Committee has been very active in obtaining requested estimates and reviewing the overall condition of the community. The Committee met on March 28, 2025, and again on April 1, 2025, via Zoom to define the committee's scope, the role of outside professionals assisting with landscaping needs, and key concerns to be addressed with the current landscapers.

An in-person meeting was then held on April 11, 2025, where the Committee and Alisia Kear discussed several areas of concern and the importance of prioritizing which projects to focus on for the upcoming season. Bob Howey with Tree & Irrigation Analysis also attended to provide insight on tree-related priorities and how he could assist with recommending specific tree types for future estimates.

The Committee subsequently met with the RMCL team to review top priorities and is currently in the process of obtaining estimates for those areas, following a community drive-through and review of several areas of concern to assess potential improvements.

The Board requested Bob Howey to address the storm damage to the trees along the sidewalk on Orchard.

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 provided the Board with updates on several items the Metropolitan District is currently working on behalf of the community. Additionally, it was discussed that access to the current iamGIS mapping system—where all landscaping plans for the community grounds are being stored—will be re-shared with both the Board and the committee.

It was also noted that, during the recent Goodman meeting, there was discussion regarding the east and west trails running north and south through the community. A request was made for the Goodman Metropolitan District to assume responsibility for these trails in an effort to improve and increase ongoing maintenance and requested an estimate from the landscapers.

**LANDSCAPE REPORT:** The landscape reports were included in the Board packet for review.

**MANAGEMENT REPORT:**

The Board was provided with correspondence regarding a resident inquiry about whether a ‘Sprinter van’ would be allowed to park in the community. After discussion, the Board agreed to allow the van, provided there are no visible business decals on the vehicle and it is parked in the resident’s driveway. It was also noted that this condition is consistent with the community’s vehicle resolution.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

An email was received just prior to the Board meeting and was also brought to the Board’s attention during the meeting regarding potholes and a request for the Board and/or management company to report all concerns related to the community streets. It was reiterated that the Association does not own or maintain the streets, and any concerns regarding potholes or street damage should be reported directly to Arapahoe County Road and Bridge for follow-up.

The Board supported the idea of sending out an E-News to inform residents how to properly submit concerns regarding street repairs. It was also discussed that the management team will reach out to contacts at Arapahoe County Road and Bridge to request that reports for certain areas be prioritized for more timely repairs.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no homeowners in attendance for the public forum.

**ADJOURNMENT:**

The meeting was adjourned at 6:55 p.m. The next tentative regularly scheduled meeting of the Board of Directors is set for June 11, 2025, at 6:15 p.m., via Zoom.

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

THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS

By \_\_\_/s/ Alisia Kear \_\_\_\_\_  
Secretary/Authorized Agent