

**RECORD OF PROCEEDINGS OF THE
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING
JUNE 11, 2025**

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on June 11, 2025. Board members present were Kimberly Armitage, Brad Hughes, Brian Sprague and Brian Smith. Also, in attendance were Steve Rogers with RMCL; Mark Eames and Alisia Kear with PCMS. Director Armitage called the meeting to order at 6:17 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 May 14, 2025
- b. 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 April 17, 2025 through June 5, 2025 as part of their informational packet.

Landscape Committee: Several estimates were included in the Board packet to provide an update on those previously received and subsequently denied by the committee. It was discussed that, once RMCL provides updated estimates, the committee would be authorized to approve proposals for priority areas in the community, not to exceed \$18,000.

A motion was made and seconded, with the added condition that a clause be included in the RMCL contract stating that committee member Brian Sprague must approve all plant material and design selections, and complete a walk-through to sign off on the finished work.

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 provided the Board with updates on several items the Metropolitan District is currently working on behalf of the community. The Board did request that the patrol for Goodman Metro would please watch and alert local law enforcement for motorized scooters being used in the parks and throughout the community.

LANDSCAPE REPORT:

No landscape reports were included in the Board packet for review.

MANAGEMENT REPORT:

The Board received correspondence regarding a resident inquiry about allowing chickens in the community. After a lengthy discussion, the Board agreed to table the matter in order to check what legal resolution had previously been put in place, as it was not readily available during the meeting.

The Farm at Arapahoe County Homeowners Association
Board of Directors Meeting
June 11, 2025 – Page 2

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

The Board held a discussion regarding short-term leasing within the community and the potential actions that can be taken, as certain addresses have been appearing on online platforms offering very short-term rentals. These addresses will be further researched, and appropriate notices will be sent to the property owners.

HOMEOWNER MEMBER PUBLIC FORUM:

There were no homeowners in attendance for the public forum.

ADJOURNMENT:

The meeting was adjourned at 7:16 p.m. The next tentative regularly scheduled meeting of the Board of Directors is set for July 9, 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