

**RECORD OF PROCEEDINGS OF THE
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2025**

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc., met via Zoom on September 17, 2025. Board members present were Kimberly Armitage, Brad Hughes, Brian Sprague, Brian Smith and David Bukovinsky joined at a later time. Also, in attendance were Steve Rogers with RMCL; and Alisia Kear with PCMS. Director Armitage called the meeting to order at 5:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Director Armitage noted the ongoing update to her disclosure statement, reflecting a shared client relationship involving RPM and PCS, the Association's managing agent for that client. Director Armitage further noted that all general disclosure statements for the Board members present at the meeting have been updated and filed in accordance with Colorado State Statute and are maintained as part of the Association's corporate records.

Director Sprague also disclosed that the firm in which he is employed serves as the landscaper for another commercial site that is managed by PCS. This disclosure was noted for the record in accordance with applicable requirements.

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 July 9, 2025
- b. Unaudited Financial Reports through August 31, 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 May 8, 2025 through September 2, 2025 as part of their informational packet. The Board also provided direction regarding variance requests.

Landscape Committee: A brief discussion was held regarding the direction the Landscape Committee will take in continuing with the top priority projects for 2026, including the Waco and Tower beds. An on-site meeting will be scheduled in early 2026 to continue planning and implementation of these projects.

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 on behalf of the community, including a recommendation that the Goodman Metro District assume maintenance of the east and west trails within the community. After a brief discussion, a motion was made and seconded, and with no further comment, the Board approved the Goodman Metro District taking over maintenance of the two trails.

It was also discussed that the Goodman Metro District was requested to install signage stating that dogs must be kept under control in the parks, including a reminder for residents to contact Arapahoe County when issues arise. The Board further discussed whether additional signage should be installed advising that motorized vehicles and bicycles are not permitted within the parks, as there have been instances of children using motorized bikes that have caused damage to landscaping in and around the parks and community.

LANDSCAPE REPORT:

The landscape reports were included in the Board packet for review. A discussion was held regarding the reports and the current mapping system, iamGIS, which has the ability to house a new type of report in real time. The reports are being compiled and will be made available to the landscaping vendor and management team once completed to track tasks and updates in real time, as the current reports are cumbersome to follow.

Direction was also provided to the landscape team, including attention to a couple of monuments—specifically the flower beds at the Highridge monument and the Creekside monument—removal of debris along Waco, and a request for Chris, the irrigation technician, to explore rain sensor options.

MANAGEMENT REPORT:

Ms. Kear provided an update that Arapahoe County responded to the pothole and road maintenance concerns, noting that while there are current budget deficiencies, the issues will be addressed as funding allows.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

It was reported that the lights illuminating the monuments were out at a couple of locations, and management will have a work order placed for those locations to address the issue.

The proposed 2026 preliminary budget was also presented for discussion, including a review of options to maintain the current \$52 per month assessment for 2026. The Board will revisit this item after management's review of insurance and other service providers to determine whether any costs may be negotiated. The Board also requested the most recent reserve study to assist with preparation and finalization of the budget.

Director Armitage suggested that the Annual Meeting could also be used as an educational opportunity for the community. She recommended starting with an overview of the covenant enforcement and violation process, particularly for homeowners who may not have reviewed the adopted resolution outlining how the process works.

HOMEOWNER MEMBER PUBLIC FORUM:

There were no homeowners in attendance for the public forum.

ADJOURNMENT:

The meeting was adjourned at 6:35 p.m. The next tentative regularly scheduled meeting of the Board of Directors is to be determined in early 2026, at 6:35 p.m., via Zoom and will be posted to the website and provided in the newsletter once new directors will be elected at the annual meeting.

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

THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS



By _____
Secretary/Authorized Agent