

**RECORD OF PROCEEDINGS OF THE
THE FARM AT ARAPAHOE COUNTY BOARD OF DIRECTORS MEETING
FEBRUARY 11, 2026**

MEETING CALLED TO ORDER:

The Board of Directors for The Farm at Arapahoe County Homeowners Association, Inc. met via Zoom on February 11, 2026. Board members present were Kimberly Armitage, Brad Hughes, Brian Sprague, David Bukovinsky, and newly elected Board member Tracy Spiegel. Also in attendance were Steve Rogers with RMCL and Alisia Kear with PCS.

Director Armitage called the meeting to order at 6:16 p.m. and confirmed that a quorum was present. The meeting began with introductions of the existing Board members to the newly elected Board member, Tracy Spiegel.

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 of September 17, 2025
- b. Unaudited Financial Reports through December 31, 2025
- c. Legal Reports & Collection Actions including two accounts ready for filing suits

COMMITTEE REPORTS:

Design Review Board (DRB): The Board was provided with the DRB review and action log for the period of September 2, 2025 through February 3, 2026 as part of their informational packet.

Landscape Committee: An on-site meeting will be scheduled in early 2026 to continue planning and implementation of these projects after the walk with the landscaper is completed regarding the major native landscape project with the Goodman Metro District Board along Arapahoe Road.

SALAD Committee Charter: No official report was provided. However, the Board discussed removing this line item from future agendas, as there have not been any reports on this matter for some time.

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 the resolutions from the Goodman Metro District Board regarding maintenance of the east and west trail corridors. The Board had a brief discussion. A motion was made and seconded to approve the resolutions from the Goodman Metro District for the maintenance of these areas. With no further comments, the motion passed.

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LANDSCAPE REPORT:

The landscape reports were included in the Board packet for review. Due to the addition of a new Board member, it was discussed to provide system access to the new member and confirm that the current Board members have access as well, so they can review where work orders and projects are being tracked in the interactive mapping system, iamGIS.

MANAGEMENT REPORT:

Ms. Kear provided an update on several items observed throughout the community, including plant material that had been planted in the common area belonging to the Association. The Board provided direction to Ms. Kear regarding this matter.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Officer Slate: The Board discussed the officer positions for the upcoming term. A motion was made and seconded to approve the officer slate as follows: Kimberly Armitage – President; Brian Sprague – 1st Vice President; Brad Hughes – 2nd Vice President; Tracy Spiegel – Treasurer; and David Bukovinsky – Secretary. With no further discussion, the motion passed.

Community-Wide Standards – Lighting and Holiday Lighting/Décor Update: It was observed that the guidelines regarding holiday lighting and décor are not very clear. The Board had a detailed discussion regarding which holidays lighting and décor may be displayed for and provided comments and feedback to Ms. Kear. Ms. Kear will compile the Board’s input and provide it to legal counsel for review and possible updates to the guidelines.

The Board also discussed permanent lighting systems that have been becoming more common throughout the neighborhood but have not received approval in accordance with the covenants. The Board provided additional direction regarding these requirements, which will also be reviewed by legal counsel as part of the potential guideline updates.

Newsletter Topics: There have been reports of small motorized bikes being driven throughout the community and, in some instances, causing damage to the landscaping. Additionally, there have been instances of kites being flown in the parks with the strings tied to trees. Both of these items were suggested as topics to be included in the next edition of the community newsletter to remind residents to avoid damaging community landscaping and to use the parks and common areas responsibly.

HOMEOWNER MEMBER PUBLIC FORUM:

There were no homeowners in attendance for the public forum.

ADJOURNMENT:

The meeting was adjourned at 8:00 p.m. The Board decided to add another meeting to the next month and would be March 11, 2026 at 6:15 PM via Zoom and will be posted to the website and provided in the newsletter.

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