



Stark Farm Homeowners Association
Board of Directors Meeting
Tuesday, April 28, 2020
Via Zoom
6:00 p.m.

Attendance

Board Member Attendance:

Joel Peterson
Lara Lancaster
Debra Allen
Matt Wenck
Gary Cyr

Absent and Excused:

None

Also in Attendance:

Danaly Howe and Nik Wagner, Centennial Consulting Group, LLC
9 Homeowners

Call to Order /
Quorum /
Introductions

Ms. Howe called the meeting to order, noting that a quorum of the Board was present. Those present introduced themselves.

Review of Agenda

Ms. Howe reviewed the agenda for the meeting.

Homeowner Concerns
& Comments

There were no homeowner concerns and comments.

March 9, 2020
Minutes & Prior
Minutes

The Board reviewed the minutes from the March 9, 2020 board meeting. Director Lancaster made a motion to approve the March 9, 2020 and ratify approval of all prior meeting minutes. Director Peterson seconded, and the motion was unanimously approved.

Appointment of Board
Vacancy

Mr. Gary Cyr expressed interest in serving on the Board. Following discussion, Director Wenck made a motion to appoint Gary Cyr to the Board. Director Peterson seconded, and the motion was unanimously approved.



Director Terms

The Board discussed the current director terms and determined the following:

- Joel Peterson – One-year term to April 2020
- Lara Lancaster – Two-year term to April 2020
- Debra Allen – One-year term to April 2020
- Matt Wenck – Three-year term to April 2022
- Gary Cyr – Two-year term to April 2021

Appointment of Treasurer

Following discussion, Director Wenck made a motion to appoint Director Allen as treasurer. Director Peterson seconded, and the motion was unanimously approved.

FINANCIAL MATTERS

Savings Account & Transfer

Following discussion, Director Wenck made a motion to ratify the opening of a savings account and transfer of \$20,000 from the operating account to the savings account. Director Allen seconded, and the motion was unanimously approved.

Certificate of Deposit

Ms. Howe noted that she would provide the Board information regarding Certificates of Deposit for review at the next meeting.

Late / Interest Charges

The Board discussed postponing late fees and interest charges due to the management transition and COVID-19. The Board determined not to charge late fees and interest for the month of April.

Reserve Contribution Fee

The Board discussed the existing new home closing fee. Following discussion, Director Wenck made a motion to adjust the fee to a \$500 Reserve Contribution Fee for new owners. Director Peterson seconded, and the motion was unanimously approved.

Debit Cards

The Board discussed that two debit cards are on file with Board members and that periodic expenses may be incurred. Ms. Howe asked that the Board promptly forward photos or copies of all receipts to CCG.

HOA BUSINESS

Draft Bylaws Changes

Ms. Howe presented draft changes to the HOA Bylaws regarding timing and requirements of Members meetings (consolidating to one instead of two per



year), and management company delegation of duties. The Board approved the draft changes for future presentation and approval by the Members.

Native Reseeding

The Board reviewed proposals for reseeding a portion of the native areas. Homeowners suggested that Blue Grama or a similar mix would be recommended over the buffalo mix. The Board determined that native seeding would take place in the fall and deferred approval of a proposal.

Native Mowing

The Board reviewed proposals for native mowing. Director Allen will be following up regarding a proposal for the mowing. No action was taken.

Non-Potable Water Startup

Director Peterson gave an update regarding the non-potable water startup and operations. Non-potable water is on and running.

2020 Watering Schedule

Following discussion, Director Cyr made a motion to ratify approval of the 2020 Watering Schedule. Director Peterson seconded, and the motion was unanimously approved. The Board discussed adoption of future Water Rules and Regulations to further define roles and responsibilities of the HOA and homeowners.

Site Visit Report & Covenant Violations

Ms. Howe presented a report on the site visit conducted on April 7, 2020. The Board discussed that fencing and accessory buildings should conform to a uniform standard moving forward, for new or changes / replacements, to be determined. T-post and cinderblock fencing is not allowed. The Board clarified that a vehicle sitting for 7 days is considered abandoned/inoperable. The entrance gates and posts should be removed. The Board would take a closer look at some of the stored materials, fencing, and other violations on the list for direction on how/whether CCG should enforce specific items.

Septic System Requirements

The Board discussed septic requirements listed in the CCRs. Ms. Howe reported that septic envelope maps were being obtained from Weld County. The Board determined that education on septic leech fields should be provided to the homeowners, and that the HOA would require proof of inspection and/or pumping for the septic systems every two years, with the next deadline December 31, 2021. Outbuildings and other improvements in the leech field are not permitted per the Covenants.



Insurance Coverage

The Board discussed the current insurance policy coverages. Ms. Howe noted that fidelity insurance was added to the policy, and that property and equipment breakdown coverage quotes were being obtained for Board consideration.


Next Meeting

The Members Meeting was scheduled for June 2, 2020 at 6:00 p.m. via Zoom.

Adjourn

With no further business to discuss, Director Lancaster made a motion to adjourn the meeting. Director Wenck seconded, and the meeting was adjourned

These minutes are approved as the official Minutes of the Board of Directors of the Stark Farm Homeowners Association, held on April 28, 2020.

DocuSigned by:


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Name / Title