

STARK FARMS

Meeting of Board of Directors Notes

March 9, 2020

Members Present: Joel, Lara, Debi, Matt, and Danaly Howe from Centennial Consulting Group

Called to Order at 7:12 pm

New Business

Danaly Howe is visiting from Centennial Consulting Group. She introduces yourself and collects information. Online portal will charge a \$3 processing fee or so, send checks. We can save money if we have an account with 1st Bank, we are not interested in switching bank accounts since we pay yearly and not monthly. CCG will set up an email address. We will keep starkfarms15@gmail.com. CCG has a portal for homeowners to log in to see individual information.

Snow removal needs payment that needs to come through Matt Carroll. Lara asks Debbie to have him send an email. We plow at 3" and under for the wind drifts, streets only. No trash service. CCG is proposing that we go to a one meeting a year change in our practice and also updated in our by-laws and our CCR. Danaly is getting a reserve study for our road, our well, and our rock sign to show us what it would look like. Twice monthly from May through September, once a month October through April. What are our hot button issues? Abandoned vehicles is a hot issue to check. Debbie pointed out the convenience was supposed to be that trailers were supposed to be behind a fence or under a structure and we amended that. The CCR should be clearer. Danaly is saying that we need to specify that homeowners cannot dump rock on the asphalt street for damage. Parking is allowed on the street. Dead landscaping needs to be replaced. All trees will be replaced. She is up to date on Miller landscaping violation. Watch construction dumpsters. We implemented a watering schedule that needs to be addressed this year. Do we have the right to shut off the water of homeowners who have not paid their dues? CCG has that if you are caught violating watering schedule it is a \$1000 fine. Danaly is checking for what our CCR. Lara mentioned the path extension. Joel gave Danaly Meg Gaines information as the contact.

April meeting will be 21st and 23rd at the Ault FireStation. Danaly will take care of that reservation.

Centennial has a 30 day out, but our convenience says 60 days notice. Timing on transferring management: Danaly will manage until June and then another CCG rep Nick will take over.

Thank you, Danaly leaves the meeting.

Old Business

Large Animal Clean Up - Letting homeowners decide when they clean up the large animal waste. The board is going to amend the clean up so that it will be weekly piled and monthly haul off.

Water Schedule - Leave as is but on the 7th day have the well totally off so that we can see a little bit of electricity savings. Even new growth should be able to survive the one day off.

Moving forward to cut off Duran

As far as we know Beauchamp, Shepard, and Duran are late on dues.

Ditch Easement Road - Debbie says that she is in contact with the ditch water attorneys and they are demanding that we add wire to the fence because we gave access by unlocking the gates and trash is blowing into the ditch. Lara and Deb argued about what an easement is and what ownership versus an easement is. Joel is going to contact our attorney and talk with CCG about consulting an attorney. Matt asks what the point is, like what will change. Deb insists the ditch company is unhappy with homeowners being on the road. Lara insists owners can be on the property but can not interfere with the ditch operations. Joel will

A homeowner asked if they can have a storage container on their property and paint it to look like their house. Board denied.

Burning - GCM gave a homeowner permission to burn with a County permit. Past minutes have asked homeowners to not to.

Adjourned 8:45pm