

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Wednesday May 20th, 2009
Attending: Goeken, Anthes, Payne, Muller, Weiber

Guests and Homeowners: Douglas Rockne of RockneCorty Design

The board voted to approve the April minutes.

Treasurers report: It was noted that YTD pool expenses were \$4,500 compared to a budget of \$900. The variance was largely attributable to the expense of a required drain modification that was completed this spring. The Reserve account showed a draw of \$9,300 for the down payment on the plaster contract for the pool. Landscaping showed an expense of \$5,000 YTD compared to a budget of \$9,500. This difference was attributed to the seasonal nature of HOA landscaping expenses, with the bulk of the expenses occurring during the summer mowing months.

The April financial statements were approved by the board.

Design Review Committee report: No committee representative present. The board approved a request for a back yard shed that had been referred from the Design Review Committee.

Pool Committee report: No committee representative present. It was noted that the pool plaster work was completed on 5/19 and that filling of the pool would be temporarily suspended pending further inspection of the pool by our pool manager. Additionally, the board instructed the property manager to withhold final payment until this inspection could be completed. Concern was expressed over a report that there was bulging in the new plaster on the east wall under the life guard stand.

Tennis Court Committee: No committee representative present. It was noted that there is some minor cracking in the top-coating of the tennis courts. An opinion was expressed that this is normal in that the top-coating typically has a limited life expectancy of 10-12 years.

Irrigation and Landscape Committee: No committee representative present. RockneCortay Design presented their proposal for sprinkler and landscape design of the 14 acres of common property within Homestead Farm HOA. The proposed work contemplates designing sprinklers and landscaping with the goal of

achieving a 25% reduction in water usage. Additionally, the board is looking for a 50% reduction in the ongoing sprinkler maintenance expense by replacing the existing system. The board approved the RockneyCortay Design proposal for \$10,250, with stipulation that the design work be completed in August.

It was noted that any subsequent sprinkler and landscape construction would require a significant financial commitment on the part of the HOA. The board intends to prepare proposals for homeowners to consider at the annual meeting in November.

Newsletter. The board was informed that ColorProductive, the newsletter publisher, has agreed to reduce publication costs to \$300 per issue. This change lowers newsletter costs by \$3,000 per year. It is expected that advertising revenue will pay for about 60% of this publication cost.

Reserve Study. The board received a draft of the 2009 reserve study from Bradley Property Consultants. Given the scope and significance of the study, the board decided to postpone its discussion and acceptance of the study until the June meeting. A key element in the study relates to the re-building of the sprinkler system.

Energy Bill Regulation. The board decided to postpone action on revising the wording of the existing guideline as it pertains to regulated energy conservation devices. In a separate, but related matter, the board voted 4 to 1 against granting a variance to allow the installation of an evaporative cooler in a lower, backyard facing window. Following the vote, some time was taken to clarify the 'notification' period for design change requests.

Tree Removal. The board approved a proposal from Matt's Maintenance Tree & Deck Service for the removal of dead or dying trees on HOA common property. The bid is for \$7,150. The trees in question are to be notated on a plot map that will be placed with the contract for documentation purposes.

Sprinkler Valve/Back Flow Cover. The board approved a proposal from Renewed Painting & Construction to build a heavy duty wooden cover to replace the existing back flow cover at Fremont & Grape. The bid is for \$580.

Spring Inspection. The board approved the mailing of about 30 notices to homeowners concerning HOA guidelines for home exterior and yard maintenance matters.

The meeting was adjourned at about 9:30 pm.