

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, September 28th, 2009
Attending: Goeken, Frazier, Muller, Wieber, Payne

Guests and Homeowners: Bridget Cunningham, Carolyne Green and Pat Henn

Judy Frazier accepted, and was approved by the board for the open position of Vice President.

August Minutes: The board approved the minutes.

Homeowners Forum: There was a lengthy discussion on how to reduce peripheral damage to the pool that is caused by volleyball players climbing into the fenced area of the pool and walking on the pool covers. Some on the board proposed new warning signs. Others, suggested taking the volleyball net down in the off season when the pool is covered. No decision was taken, however a board member will circulate an email asking for public comment on the idea of removing the net in the off season.

Financial Statements: The Treasurer voiced concern that the Utility Expenses for Gas and Water may not be properly captured in the present financial report. The property manager will research and advise on the accuracy of these expenses. With this notation, the financial statements were approved.

Pool Committee: Bridget Cunningham present. Bridget advised the board of several issues concerning the pool. She indicated that the wading pool plaster needs to be repaired. There are several lights inside the pool that will need to be repaired when the pool is drained this fall. The telephone line from the pool house is inoperative and will need to be repaired. Concerning next season, she recommended that a 3rd life guard be hired to monitor the entrance and limit access to authorized members and guests only. She noted that housekeeping issues persisted throughout the season and that these will need to be addressed early on with the pool management company next year. Bridget recommended that pool opening time be moved from 11:00am to perhaps 10:00am.

The HOA president intends to ask PerfectPools for an accounting of payroll expenses related to the frequent and lengthy closures of the pool this season because of inclement weather. The board has been assured that Alpine Pools will make all the necessary adjustments this fall to finalize their main pool plaster contract that was begun in May. Additionally, the board was informed by the HOA President that PerfectPools will caulk and seal the pool tiles, and repair several sections of concrete on the pool deck this fall. Although a bid has not yet been received by the board the cost is estimated to be \$1,000 to caulk and seal the tile, and \$1,000 to repair the concrete. Several board member asked that competitive bids be solicited from several qualified contractors for repairs to the wading pool.

Design Review Committee: no representative present. The board accepted the Architectural Log as offered.

Tennis Courts: no representative present.

Irrigation and Landscaping: The board received a proposal from Denver Water Board and Willows Water District for about \$50,000 to assist in the planning and implementation of new landscaping and irrigation systems. The board authorized the distribution of \$1,000 to RockneCorty Design for detailed mapping and design specifications for the irrigation system.

Newsletter: It was noted that the HOA had been billed \$487, instead of \$300 that had been agree upon for the monthly newsletter. The board will ask Tracy Bourque to research the discrepancy. Additionally, the board received a proposal from Community Graphics for printing of the monthly newsletter without charge to the HOA. This will be discussed in greater detail next month.

Social Committee: no representative present.

Website: several board members are working with Matt Farr to find a way to post changes to Homestead Farm.org on a more timely basis.

Reserve Study: the Bradley Property Reserve Study is practically complete, but the board wants to postpone approval until after cost estimates of the landscape and irrigation project are more accurately known and can be incorporated into the reserve study.

Fremont Entrance Sign: A vote was taken to ratify an earlier email vote to accept the defect remedy offered by Horizon Restoration Inc. Two members voted in favor of ratification, one member opposed, and one member was absent. The earlier email vote was observed as being three members in favor of the remedy, one member opposed, and one member unavailable. Additionally, the board confirmed that the first sign constructed by Horizon was grossly defective and that as such Horizon determined upon its own volition to remove that sign and rebuild it a second time from the ground up. Also, the board intends to file a supplemental claim with USAA Insurance for damages to mulch and underlayment, for site clean up, and for previously unreported damage to plants.

GroundMaster aeration: board voted not to aerate this fall.

Snow Removal Contract: The board tabled this decision until next meeting after checking on references of the proposed contractors.

Other business: The board tabled HOA guidelines for reserve studies, for alternative dispute resolution, and for reserve investments. These guidelines are recommended to the HOA by our attorneys as a result of SB 100 legislation. Additionally, the board intends to discuss further guidelines for the awarding of HOA contracts.