

Homestead Farm HOA
Board of Directors January Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, January 25, 2010
Attending: Muller, Payne, Wieber, Maxwell, Frazier

Guests and Homeowners: B. Cunningham, C. Green, N. Geitner, T. Hjelmstad, John O'Donnell of All Star Pools and Chris Whitener of Apollo Aquatics

Guests Comments: Comments/Concerns were raised by homeowners regarding ice build-up on sidewalks, damaged vehicles in driveways, and how payment is made for lifeguards for private parties.

John O'Donnell of All Star Pools and Chris Whitener of Apollo Aquatics presented regarding taking over pool management for 2010.

The October 26, 2009 Meeting Minutes, the December 2, 2009 Meeting Minutes and the October, November 2009 Financial Statements were approved by the Board.

Committee Reports:

Design Review Committee, Tony present: - nothing new to report.

Pool Committee, Bridget present: the Board has decided to get bids from Hydrodynamics, M&M and Neptune for the following work: Pool Deck Concrete Work, Baby Pool Replaster, Caulking, Sealing of Pool Tiles, and Repair the Bulge in the pool wall that Alpine failed to do. The Board decided to keep the \$1,500.00 it withheld from Alpine when they would not sign an Agreement for completing the work from last summer.

Tennis, no representative present: the Board is checking into the need for new nets.

Irrigation/Landscape: Mark Wieber is heading up the neighborhood sub-committee for the Landscape/Irrigation Redesign Project. They will be meeting on Thursday, January 28th, to put together a plan for this year. At the meeting, they will discuss which zones we should fix this year and when we can accomplish the work. Also, they will go over our savings for each zone and put together an overall project time line. In regards to funding the project we have decided to weigh the cost of the repairs/replacements to the overall savings from the project that the sub-committee puts together, to determine how to fund the project. Finally, Carolyn had plans for planting the area in front of the pool house in the spring.

Social Committee: Molly will be emailing the Board the 2009 expenses.

Website: The Board discussed adding more space to the server for neighborhood ads.

Old Business:

Reserve Study: The board still has questions about the Reserve Study and would like Bradley to attend the next meeting to explain.

Monument Sign Repairs: Jeff Muller contacted the repair company about finishing the monument sign and has not received a response. He will now contact the insurance company.

Perimeter Fencing: The Board reviewed two proposals for cleaning and painting the entire perimeter fence. Each participating perimeter fence owner will be billed back accordingly. The Board is currently obtaining one more proposal and working with attorneys to draft a letter to homeowners.

Snow Removal: The Board had decided to revisit this issue at next year's budget meeting. After investigation, the Board learned that per the City of Centennial and our Insurance Company there is not an ordinance requiring snow removal at this time.

New Business:

Legal Representation: Cheryl Witt is looking into our contract with Hindman Sanchez from last year, so the Board can determine how to proceed this year.

Alpine Waste: Alpine sent a notice to increase our service charge by 6%. Cheryl Witt has contacted them regarding a letter that Jeff Muller received in October 2009, stating they would not be increasing our service charge for 2010. We are currently waiting for a response.

Action Items for Meeting on February 22, 2010:

Cheryl Witt is checking with our lawyers regarding how to proceed with Alpine Pools.

Meeting adjourned at about 9:30pm.