

Homestead Farm HOA  
Board of Directors June Meeting  
Holly Baptist Church (Easter St. and S. Holly)  
Monday, June 28, 2010  
Attending: Muller, Payne, Weber, Maxwell, Frazier

Guests and Homeowners: T. Hjelmstad, and C. Green.

The Board approved the May 2010 Meeting Minutes and the May 2010 Financial Statement.

**Committee Reports:**

**Design Review Committee**, Tony present: - Tony presented the Board with a few issues regarding Homeowners requests to the DRC. We also discussed options for dealing with houses that are in foreclosure in regards to yard maintenance.

**Pool:**

**Pool Rule Changes-** The new pool rule changes seem to be working well. The guards are staying on top of making sure that the 9 to 11 year olds that are not accompanied by a parent have fulfilled the swim test and have a waiver on file in the pool office. We have around 20 waivers on file at this time.

**Roof Patch-** The Board is looking into having a few wood shingles added to the area of roof around the vent pipe where the repair was made last month.

We also discussed the mysterious natural gas smell at the pool and are making sure it is not coming from the pool house where the vent pipe was replaced. As well as, maintenance that is required in both bathrooms and how to proceed with payment to the lifeguards for private parties to insure that we are covered by Liability Insurance.

**Tennis-** The Board is getting a bid to have the mesh wind screens rolled up in the winter time.

**Irrigation/Landscape-** The Landscape/Irrigation Redesign Project Update – Mark W. presented the board with a Cash Flow Analysis for the Irrigation and Landscape project. Over the span of ten years we have the potential to greatly increase our Reserves with Savings, Incentives and Rebates from the project. He will be holding an Informational Session at the pool on Thursday, July 8<sup>th</sup> to inform Homeowners on the status of this project.

**Organic Lawn Service-** It was asked of the Board by a Homeowner to look into the option of using organic lawn services for the greenbelt. The Board is going to contact Ground Masters to get a list of everything that they spray and see if there is an organic version.

**Old Business:**

**Reserve Study-** The Board will be sending in the Cash Flow Analysis from the Irrigation and Landscape Renewal Project to Steve Bradley from Bradley Property Consultants to generate a revised Reserve Study.

**Perimeter Fencing:** The fence was stained last month by Premier and about 50% of perimeter fence owners participated. Homeowners that did not participate in the initial staining can still contact Premier to stain their fence.

**New Business:**

2009 Audit- Differed until July meeting.

The Board will look into 2 trees on the North circle walking path that are leaning and may need to be removed.

Volleyball Court – the Board discussed having the volleyball court and basketball court close at dark, and how we would enforce it.

The next meeting will be held on Monday, July 26, 2010 at 7:00pm

Meeting adjourned at about 9:30pm.