

Homestead Farm HOA
Board of Directors September Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, September, 27 2010
Attending: Muller, Payne, Weber, Maxwell, Frazier

Guests and Homeowners: S. Crouch, J.T. Capps, P. Henn, M. May, T. Hjelmstad, C. Graham, A. Buchanan, B. Cunningham and N. Geitner.

Homeowners Comments: It was asked of the Board by a Homeowner to remove a tree on the south greenbelt that is in bad shape and could become potentially dangerous. The Board will be getting a bid from Matt's Maintenance to remove the tree.

The Board approved the August 2010 Meeting Minutes, via email and the August 2010 Financial Statement.

Committee Reports:

Design Review Committee – The Board discussed what the proper fence design should be on a property that borders a perimeter and a greenbelt. We are scheduling a meeting at the homeowners to discuss options.

Pool: The Board voted to keep Perfect Pools as our pool management company.

The Board discussed a list of items provided by the pool manager, the swim team and Bridget Cunningham that need to be taken care of prior to the 2011 season. An email will go out detailing the scope of work allowing qualified neighbors to bid on the job.

Tennis- The Board will approve via email a bid from Game Set Match to roll up the wind screen on the tennis courts and clean them in the spring, as well as take down the awning on the pool house in the fall and put it back up in the spring.

Irrigation/Landscape- The Landscape/Irrigation Redesign Project Update –The Landscape/Irrigation Redesign project has begun on the south side of Fremont Avenue. The neighborhood landscape committee will be meeting with CoCal tomorrow to discuss the project's progress. Please check the Homestead Farm web site for regular project updates.

Proposal from CoCal for Landscape Maintenance – A representative from CoCal presented the Board with a proposal to take over the landscape maintenance starting in 2011. The Board will make a decision in February 2011.

Old Business:

Reserve Study- The Board approved the updated 2010 Reserve Study.

2009 Audit- The Board will send the updated reserve study to Dix Barrett so they can adjust the 2009 Financial Audit.

New Business:

2011 Property Management Agreement – The Board voted to approve the ACCU 2011 Property Management Agreement.

Annual Meeting – The Annual Meeting is currently set for Monday, November 29, 2010. We will have 2 seats on the Board that need to be filled. If you are interested in a position on the board please email Cheryl at cherlynnwitt@accuinc.com.

The next meeting will be held on Monday, October 25, 2010 at 7:00pm
Meeting adjourned at about 9:15pm.