

# ***Homestead Farm HOA***

## ***Meeting Minutes***

January 24, 2011

### **I. Call to order**

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:00 pm on January 24, 2011 in S Holly Baptist Church.

### **II. List of Attneedees**

Board Members - Holly Payne, Molly Maxwell, Mark Wieber, and Lance Bourque. Home Owners - Tony Hjelmstad and Carolyne Green

### **III. Approvals**

Board Meeting Minutes for October 25, 2010:

Motion - Mark Wieber; Second - Molly Maxwell.

Review and Acceptance of Treasurers Report November 2010 Financial Statements:

Motion - Mark Wieber; Second - Molly Maxwell

Review and Acceptance of Treasurer's Report – December 2010 Financial Statements (available in another week):

Motion - ; Second -

2011 Legal Representation – Hindman Sanchez Renewal:

Motion – Mark Wieber; Second – Molly Maxwell

### **IV. Open items & Miscellaneous**

- a) Girls planning spring flower beds. Thought to plant Clematis (tall grass) along wall of pool house. The tall grass might deter future graffiti.
- b) Brainstorm ideas to conceal pool house trash cans. CoCal can possibly manage.
- c) Cheryl Witt will make sure the graffiti on the pool house is removed. Cold weather delaying removal (must be 50 plus degrees for a couple days).
- d) South Fremont plants were watered.
- e) CoCal to also manage planting that the rabbits destroyed.
- f) Send a “Thank You” to Kitty Strait for managing the Homestead Farms Christmas decorations.
- g) 2 to 3 times a year “neighborhood walk through” are conducted. Assign Lance to manage Judy’s route, and assign Steve to manage Jeff’s route.

## **V. Treasurer Reports**

- a) 28k in reserve. End of December reserve was consumed. Plan – 3.5k from Willow Water, and plus Phase 1 rebates approximately 7k will be added reserve account. Overall, approximately \$39,827.00 to be deposited into reserve.
- b) Mark is happy overall with last year's budget.
- c) Motion to approve new report
- d) December budget to be available in a week.
- e) No payment needed for CoCal

## **VI. Committee Reports**

- a) DRC
  - i. Perimeter fences completed. In the future may consider to turn over to HOA.
  - ii. Need approvals for the Wilson plans. DRC currently has 6 approvers, and Jason Maxwell can be a 7<sup>th</sup>.
  - iii. Jim Reeds was approved by Cheryl Witt, and was communicated.
- b) Corner house on Glencoe still up for sale
- c) Pool, Kent Lodge to contract, and Holly to follow up in the spring to have the non-slick surface applied.
  - i. Need a Lock Smith to repair all the locks.
  - ii. Holly to make a list of miscellaneous repairs needed.
- d) Roof repair completed, and need to inspect for quality.
- e) Tennis is good.
- f) Irrigation and Landscaping – in the spring need to re-germinate the grass.
  - i. CoCal software installed and tested (3k for software and 2k for testing).
- g) Social – excess money from sleigh ride, but plan is to reserve 1k for future contingency. Happy Trails is great to work with, and everyone had an excellent time.
- h) Website is good to date

## **VII. Old Business**

- a) None to date

## **VIII. New Business**

- a) City of Centennial – Zoning Map Update – March 28, 2011 meeting. Re-zoning will impact association in Centennial. Derek Holcom (Planning & Development) to review new codes that will apply to neighborhoods. Snow shovel removal might be required along Holly and Dry Creek.
- b) New contract for attorney.
- c) Hindman Sanchez Board Training Schedule
- d) 2010 Financial Audit – Dix Barrett & Stiltner P.C. Proposal (2011 is off year, plan for 2012). Cheryl Witt will provide message.

**IX. Work Orders and Viloation Letter Reports**

Current system being upgraded and new system will provide better reporting/alerts.

**X. Adjournment**

Holly Payne adjourned the meeting at 7:56 pm

Next meeting: February 28, 2011 @ 7:00 pm

Minutes submitted by: Lance Bourque

Minutes approved by: