

Homestead Farm HOA

Meeting Minutes

August 22, 2011

I. Call to order

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:05 pm on August 22, 2011 at S Holly Baptist Church.

II. List of Attendees

Board Members: Holly Payne, Mark Wieber, Molly Maxwell, Stephen Crouch, and Lance Bourque

Home Owners & Guests: Tony Hjelmstad, Judy & John Genziano, Gwen Molfino, Pat Hann, Kelly Kovar, Jeff Muller, Jim & Noelle Tinsley, Kevin Sherrod, and Carolyne Green

III. Approvals

Board Meeting Minutes for June 27, 2011:

Motion – Holly Payne; Second – Stephen Crouch

Review and Acceptance of Treasurer's Report – May 2011 Financial Statements:

Motion – Holly Payne; Second – Molly Maxwell

IV. City of Centennial Planning Process (Rick Coldsnow P.E.)

- a) Completed S. Fremont street paving
- b) To determine what roads and sidewalks need renovation the City of Centennial uses a rating system from poor to good.
- c) Residents who call into the City of Centennial on specific repairs are moved up on the list of repairs. Can call into Monica at 303-754-3459.
- d) Budget for following year is not yet known (normal budget that the City has to work with is 2.5 million).
- e) Last year Easter Ave. was rated as poor and work was completed, and Dry Creek was completed last year.
- f) Medema Park will eventually have a sidewalk installed
- g) End of January a new proposal will be submitted to the City Council
- h) In the future Arapahoe will need renovation along with many other streets.

V. Treasurers Report

- i) Income to the HOA so far is approximately \$1,000.00 more than budgeted.
- j) Expense right on by \$148.00, and slightly over budget by 0.1% and on target (no more than 1K over budget).

- k) Last year Board did a great job on estimating 2011 budget.
- l) Pool contract 1K over budget, and Cheryl will investigate the addition 1K (last month billed was 6K and not 5K).

VI. Committee Reports

- a) DRC
 - i. Currently working 13 new requests. Many of the requests are roof replacements.
 - ii. Completed projects need to be communicated to Cheryl.
 - iii. HO question: what is the standard painting required? There isn't anything in the declaration that specifies painting requirements. (Tony has heard that every 5 years new paint should be applied).
- b) Pool
 - i. Pool will be closed according to the season schedule (Labor Day weekend).
 - ii. Report is pool ran great all season.
 - iii. The following weekend Adult Party – only the bathrooms are needed.
 - iv. Future budgeting and planning for the pool will be a big project.
- c) Tennis – courts are being used and are in great shape.
- d) Irrigation and Landscaping Update
 - CoCal is working on removing weeds and will re-seed the fine fescue on the sides of the walk ways. Prime time seeding is early September when temperature drops. Need approximately 2 months for growing.
 - Denver Water accepted CoCal invoices for July. Receiving a 7K check within the next few weeks (this was for the software and hardware components).
 - Weekly walkthroughs on the property will continue with CoCal. Expectations are being increased with CoCal. 5K being held back from CoCal until there is signs of improvement (specifically the seeding of fine fescue).
 - Controller still not functioning to its full potential. Need to confirm what was contracted, and get the system configured to its full potential. This Thursday will discuss with Chuy on next steps for configuring controller.
 - Recommendations coming in for the cell tower landscape (Tony and Judy working on final plans).
- e) Social – Adult party scheduled next month.

VII. Old Business

- a) Homeowner directory work in progress (WIP). Can use some additional support.
- b) Board Members neighborhood inspection completed.

VIII. New Business

- a) Volleyball Net replacement \$250.00. Holly will email someone to install.
- b) Cheryl to look at awning samples.
- c) Stephen introduced looking into Homestead Farm Strategic Direction. Stephen would like to begin step 1: Gather market insight.
- d) Budget planning begins in September.

IX. Work Orders and Violation Letter Reports

- a) Fence on Holly Street needs to be stained. Send notice to have completed or HOA will contract work and invoice homeowner.

X. Adjournment

Adjourned meeting at 9:11 pm. Next meeting: September 26, at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: