

Homestead Farm HOA Board of Directors Meeting 7-21-08

Called to order at 7:03 pm by Clare Ambrose.

Directors present: Jeff Muller; Clare Ambrose, Bill Anthes & Karl Goeken

Directors absent: Richard Shea

Also Present: Judy Frasier; Frank Green; Anne Kochever, Jay Dunn & Patricia Henn

Homeowner's forum:

Jay Dunn Address: 7168 S. Grape Lane Topic: Jay is selling his home and needs to provide certain documents to the title company and has an early-August deadline. He understands that the new management company does not come on-board until August 1 but needs assistance now. He needs: minutes of last 6-months; 12-31-07 financial statement; minutes from November, 2007 annual meeting; last years budget and status letter. **Status:** Clare advised Jay that this information will be provided to him by the board this week.

Patricia Henn Address: 7371 S. Glencoe Way Topic: Patricia wants to know what is being done about covenant enforcement. Status: Clare advised her that the new management company will be on-board 8-1-08. They will have violation letters out in short order.

Frank Green Address: 5515 E. Hinsdale Circle Topic: Frank advised that starting July 24th the City of Centennial will reconstruct Fremont Street from the Holly Street entrance all the way up to Grape Street. **Status:** The project should take two weeks.

Topic 1 – Hearings/Violations: The management company is not present this evening. Correspondence with ACM reflected that violation letters were mailed out, however there is no evidence to support that claim. The new company will address violations and violations letters will be sent within 30 days. Subsequent to that a tracking program will start to monitor the progress of those issues and new violations.

Topic 2 - Committee Reports: Judy Frasier, irrigation committee: It has become apparent that there are dry spots in our grass. In response Waterketch has increased watering times and added watering cycles but can't keep up with the hot weather and lack of rain. On the south side of the Fremont Street entrance (all the way from Holly, up to the pool) Waterketch discovers many breaks in the line and has been repairing them. Judy recommends replacement of that entire line. On the extreme northeast corner of our property on Holly there are many other breaks. Judy recommends going with either spray heads or abandoning that area and landscaping with rocks. Richard Shea is working with Denver Water on redesigning the system. Jeff Muller suggested that Water Ketch give us a proposal for a refit of our entire system.

Anne Kochevar, pool committee: Anne & Judy mentioned that our pool was not the only pool vandalized on the evening of July 2nd and alone that night, there were five other pools that were affected. It is recommended that anytime anything looks suspicious in the neighborhood, residents should call the non-emergency number for the Arapahoe County Sheriffs department and they will send an officer to the neighborhood. Anne reported that the back doors and doors to the heater room at the pool house are not secure and recommends that they be repaired. Anne also reported that the cabinets in the bathrooms are falling into disrepair. Finally there is a water leak in the guard room. Anne would also like to add two or three more permanent shade umbrellas for next year. The board will take these matters into consideration when preparing next year's budget. Anne presented checks for private parties at the pool. She reported that we have had more parties this summer compared to last summer. Jeff Muller mentioned that the south gate of the pool is constantly left open. Anne will tell Lindsey Mast, the head guard to ensure that the gate remains closed and locked. There has not been a problem of unauthorized people using the pool.

Clare mentioned that there are two Russian olive trees and an aspen tree that are dead on the south greenbelt that need to be removed. Judy mentioned there is a dead cottonwood tree that is dead in the north greenbelt.

Topic 3 – Officers Reports: Secretary Karl Goeken thanked Anne Kochevar for securing the repair estimate and coordinating the replacement of the pool house door and gathering documentation necessary to process the vandalism claim from July 2nd. Anne reported that Had Bradley from Perfect Pools actually did most of the work. Because of our management company issue Karl tabled the pool house addition issue for the August meeting. Treasurer Bill Anthes reported on the new management company. He believes that ACCU was the best choice.

Topic 4 – Approval of June minutes. Karl moved to approve the June minutes, Jeff seconded. Unanimous approval.

Topic 5 – Approval of June financials. Postponed for new management company input.

Topic 6 - Old business: Nothing on the table.

Topic 7 – New business: Clare has been approached by homeowners who would like to have a reservation board installed for the tennis courts. Jeff proposed putting a reservation post on our new website when the new management company comes onboard. In the short term our solution would be to put up a plastic “realtors” box with sign-in sheets. Karl moved to put in said box and install it himself. Clare seconded. Unanimous approval.

The meeting was adjourned at 8:15 pm.