

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday February 23, 2009, 7pm

Attending: Goeken, Anthes, Payne, Wieber, Muller
Guests: Anne Cochevar, Joe Kissel, Had Bradbury, and an anonymous homeowner

The January meeting minutes were unanimously approved by the Board.

The December 2008 and January 2009 Financial Statements were approved by majority vote. It was noted that the asset value of the Tennis Courts, though understated in each of the Financial Statements, will be adjusted in value after the Reserve Study is completed. Muller voted no in opposition to approval of the December 2008 Statement.

Joe Kissel of American Civil Constructors (ACC) explained his invoicing for snow removal services provided to the HOA in December and January. The board expressed its desire for ACC to wait for cessation of the snow event before initiating removal. The board also requested that it be notified immediately by email when ACC intends to initiate snow removal. It is the Board's understanding that ATVs will be used for snow removal of up to 10" in depth.

Joe also discussed his contract proposal for the sprinkler system. The sprinkler contract is for a fixed dollar amount to open the system, regulate its operation through the watering season, and close the system down in the fall. All repairs to damaged sprinkler heads, pipes, tubes, and clocks is charged to the HOA at a prescribed hourly rate. The existing sprinkler system frequently requires extensive repairs. Such repairs have typically been handled as an additional expense to the sprinkler contract at a prescribed hourly rate. The board is looking into various arrangements for handling larger system repairs that are rehabilitative in nature and which serve to extend the overall useful life of the sprinkler system. Joe expressed an opinion that either an hourly rate, or a fixed contract method would be satisfactory when it comes to large scale system repairs.

Had Bradbury of Perfect Pools briefed the board on the damaged pool plaster that was first noted as the pool was being closed last year. The Board in reviewing a repair proposal given in October 2008 has determined that the proposed repairs would severely stress the HOA's reserve balance. Mr. Bradbury has agreed to urgently obtain other opinions for the repair of the pool plaster so that all repairs will be completed by May 15th. The board decided to postpone (for 30 days) Ann's request for new pool umbrellas until after additional information is received regarding the cost to repair the pool.

The Board hopes to reach a conclusion on the publication of the newsletter at next month's meeting. There are several options the board is considering: the newsletter could be converted to an electronic publication; the newsletter could be changed from a

monthly to a bimonthly or quarterly publication; the newsletter and all of its advertising could be licensed to an independent contractor.

The board approved and signed a contract with Bradley Property Consultants for a reserve study to be completed within 90 days.

Centennial city government has asked our HOA to post on our website information about the city's new Coyote management plan along with other educational information from the Department of Wildlife. Additionally, our HOA property manager will be providing information in the next newsletter about how homeowners can utilize the Homestead Farm website.

The board received a proposal and entered into a discussion concerning the installation of signs to help reduce the incidence of door to door solicitation in the neighborhood. Cost for the signs was undetermined. An email vote by the Board will be taken when the cost is known.

The board discussed the merits of granting an easement to SEMSWA for the maintenance of the drainage area between the pool and tennis court and along side Fremont Street down to Holly Street. The consensus opinion of the board was that there would be little advantage to the HOA in granting such an easement.

The final item of discussion pertained to violation letters. In particular, these were violations for uncollected newspapers that typically involve an accumulation of papers in the front yard for more than just a few days, according to our property manager.

The meeting was adjourned at 9:40pm