

Homestead Farm HOA  
Board of Directors Meeting  
Holly Baptist Church (Easter St. and S. Holly)  
Wednesday June 22, 2009  
Attending: Goeken, Anthes, Muller, Wieber

Guests and Homeowners: Matt Farr, Jack Enger, Jennifer Campbell, Tony Hjelmstad, Judy Frazier, Patricia Henn, Mark Dunlap, Jenna Dunlap

Homeowner comments: Several homeowners expressed concern with speeding drivers and vehicle operators who park in cross walks and too near fire hydrants. The board encourages homeowners to actively participate in neighborhood safety by alerting the sheriff's department when traffic violations occur. Another homeowner questioned the HOA snow removal plan. The opinion offered was that the HOA, by arbitrarily deciding which walkways to include in the snow removal plan may have in fact opened itself up to other potential legal liability should an injury happen on one of the uncleared walkways. The snow removal plan is an initiative taken by the board this past winter season to clear interior walkways on the greenbelts, and along the Holly, Easter and Dry Creek entrances. A homeowner expressed the view that the lifeguards, when temporarily closing the pool because of inclement weather, should also have authority to temporarily close the volley ball court as well. A member of the board expressed an opinion that such action would be outside the scope of the pool management company's contract. Another homeowner advised the board, anecdotally, of the need to keep HOA dues in-line with other associations in the area

The board voted to approve the May minutes.

Treasurers report: Operating budget is generally on target with some small variances. Water expenditure is down about \$3000 year to date thanks to mother nature. Tree Maintenance, after the most recent round of tree removal, will be about \$2000 over budget.

The May financial statements were approved by the board.

Design Review Committee report: Tony Hjelmstad present. With the resignation of Kathy Conrad as committee chairperson, Tony has agreed to take over the four person committee. The board approved Tony's appointment. All requests for design approvals must first be directed to ACCU for tracking and monitoring purposes.

Pool Committee report: No committee representative present. Three members of the board, and the pool manager met with the pool repair contractor, Alpine Pools on 6/2/09. At this meeting it was agreed that the HOA would retain \$1500 against the Alpine Pools contract to cover a defect in the plaster work, and to remove and reinstall a 'no diving' tile that was incorrectly placed up side down. Additionally, the board has requested that Alpine Pools provide a bid to re-grout and caulk all the pool tiles after the end of this swim season.

Tennis Court Committee: No committee representative present. The board agreed to reimburse Clare Ambrose and James McDougald for purchase and application of a coating material to repair minor damage to the tennis court top coating. The damaged area is smaller than 8 square feet and will require no more than 1 gallon of material for the repair. Additionally, a portion of damaged netting will be repaired with zip-ties.

Irrigation and Landscape Committee: Judy Frazier present. The board will turn over sprinkler diagrams and landscape drawings to RockneCortay Design in preparation for the pre-design phase of the sprinkler and landscape design contract. By providing these drawings the HOA will save about \$1,000 in pre-design expense. The board anticipates the sprinkler and landscape design work will be completed in late August for distribution to homeowners in September. A separate discussion followed on the merits of obtaining Worker's Compensation insurance for the HOA. Pursuant to existing HOA bylaws, and upon the recommendation of the attorney, it was agreed that a bid for this coverage should be obtained.

Social Committee: no representative present. The board received an email request from Cody Sherrod for payment of the committee's \$1,500 stipend. This amount was approved by the board with the stipulation that Cody provide the board with year end accounting of expenditures.

Reserve Study: The board decided to 'table' formal acceptance of the 2009 reserve study by Bradley Consultants. In question is the length of time necessary to build-out the sprinkler and landscape design project as presented in the reserve study. The study presently contemplates an expenditure of \$280,000 over four years. Some on the board are recommending a more extended length of time to plan for the build-out. The board decided that it would prefer to have an opportunity to integrate the reserve study with the sprinkler and landscape design plan before formally accepting the 2009 reserve study. The reserve study, though complete, will require a modification in future dues calculations depending on the length of time of the 'build-out' period.

Energy Bill Regulation: The board postponed action on revising the wording of the existing guideline as it pertains to regulated energy conservation devices.

Tree Removal: Removal of the dead or dying trees, and the trees identified as dangerous was completed by Matt's Maintenance Tree & Deck Service.

Sprinkler Valve/Back Flow Cover: Renewed Painting & Construction will build a heavy duty wooden cover to replace the existing back flow cover at Fremont & Grape. This work has been delayed because of a medical emergency with the contractor.

Website: Matt Farr presented the pros and cons to the HOA in keeping control over the content of its own website domain. Following a lengthy discussion the board decided to investigate several methods for maintaining and modernizing HomesteadFarm.org. The first idea pertains to the inclusion of a 'content management system' which would permit board members and/or the management company to post minutes, financial statements, forms, rules, and regulations changes to the website. The second idea concerns a password system to secure the confidentiality of HOA financial information. The final idea involves the incorporation of on-line discussion forums for the exchange of information by topic and category. Jeff, Mark, and Cheryl will work with Matt to incorporate some or all these changes to HomesteadFarm.org. In the mean time, homeowners will be able to find all current and updated information at [www.accuinc.com](http://www.accuinc.com) under the Homeowners Services tab. A sign on is required.

Homestead Farm Entrance Sign and Monument: the HOA President confirmed that the repair contract includes the removal of all brick, cleaning of the brick, and reuse of the brick to keep the signs rustic look. It was also confirmed that the contract includes a new foundation to replace the original foundation which had cracked and shifted on impact by the vehicle. Additionally, it was noted that work on the contract had been stopped by the HOA over the weekend when contractor was apparently going to replace damaged and loosened bricks instead of removing all the brick to completely rebuild the wall. A contractors meeting was set for Monday June 22<sup>nd</sup>.

Pool house mulch and vegetation: this contract was tabled until Carolyn Green returns.

Meeting adjourned at 8:45pm