

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, July 27th, 2009
Attending: Goeken, Anthes, Muller, Wieber, Payne

Guests and Homeowners: Judy Frazier, Yolanda and Michael Bryant

Homeowner comments: A homeowner requested a second bench for the tennis courts. Additionally, clarification was sought regarding the tennis sign-up board and the corresponding court numbers. It was determined that court number one is on the left as you walk through the gate. There was concern expressed that admission to the pool is not being adequately supervised. The board intends to review existing admission procedures with the pool management company. A discussion followed regarding the implementation of a 'sign-in' sheet and a weekly membership list for the lifeguards to use at the main entrance beginning next swim season. There was also concern raised that the volleyball court is becoming a late night staging point for non-members. One board member recommended that homeowners call the sheriff's office to report noise or curfew violations.

June Minutes were approved.

Financial Statements: The year-to-date pool utility expense is under budget. It was determined that the HOA has not yet received any billing from Excel Energy for this season. Water usage is also under budget. This is attributed to timing of the bi-monthly billing statements and to an abundance of cool weather this season. Tree maintenance is completed for this season and the total spending should come in about \$3,000 under budget. The Treasurer's report was approved.

Architectural Committee, no representative present: The board voted to accept as presented the report of architectural activity.

Pool Committee, no representative present: Plumbing work and electrical work described as routine maintenance was completed in the bathrooms and in the pool house. Additionally, the board was advised that certain tile repairs will need to be made prior to closing the pool this season. The pool management company is expected to provide a proposal for re-grouting the water-line pool tiles. Alpine Pool Company, the plaster contractor, was also asked to provide a quote for the tile work. The board was reminded of a potential water problem from an underground spring that could possibly jeopardize the pool plaster repair, as well as void the warranty on the plaster work. The board president intends to discuss this matter with RockneCortay Design to obtain a professional third-party opinion

concerning the ground water condition. Another board member expressed concern about the existing pool management contract and the frequent pool closures for inclement weather. The opinion was expressed that the contract should provide for a reduction in HOA cost when the pool is closed because of bad weather. If there is not an existing weather contingency in the contract one should be added for next year. The board will ask ACCU for opinion on the pool management contract.

Tennis Courts: no representative present: It was reported that the sign-up sheet has been repaired. Also, zip ties were successfully used to repair one of the tennis court nets. It was noted that the board has not yet received an invoice for the top coating repairs that were done by Clair and James.

Irrigation and Landscape: Judy Frazier present. RockneCortay Design is expected to present the board with the Irrigation and Landscape Design plan in late August. This plan will then be incorporated into the 2009 Reserve Study. The board intends to solicit homeowner comments on the plan prior to the November annual meeting.

Social Committee: no representative present: It was confirmed that the board had issued a \$2,000 stipend to the committee. This was done with the stipulation that there be an accounting of committee expenditures by 12/31/2009.

Homestead Farm Org website: no representative present: The board continues to look into linking [www.accuinc.com/Homeowners Services](http://www.accuinc.com/Homeowners_Services) tab to the Homestead Farm Org website. Additionally, the board will ask Matt to help implement a 'content management system' on Homestead Farm Org to facilitate routine maintenance to the site.

Other business: Entrance sign at Fremont & Holly. Several issues remain open. The board has been asked to accept two change orders by the contractor. First, a change order was requested by the contractor to remove the old brick and rebuild the sign wall with new brick instead of using the old brick as was quoted. That request was approved by an email vote of 4 in favor, one opposed. That vote was ratified. Secondly, the contractor had revised its original quote by electing to retain the existing foundation instead of pouring a new replacement foundation. After the old brick had been removed, the contractor determined that the existing foundation had not been damaged and that it would not be necessary to replace the foundation as had been originally quoted. Regarding this second change order the board determined that a vote approving the change order would not be necessary. However, with the related savings to the contractor, several board members opined that some of that savings should instead be used to add mulching and repair plants and shrubs that were damaged during the wall construction. In

addition to these change orders, the board continues to have ongoing discussions with the contractor concerning problems with the alignment and appearance of the wall sign lettering. The board expressed the unanimous opinion that some money needs to be held back from the contractor until these concerns are satisfactorily addressed. No formal vote was taken as to a dollar amount to be held back.

Mulch and shrubs for pool house: With a vote of 2 directors in favor, 2 directors opposed, and one director abstaining, the board failed to accept a \$700 bid by GroundMaster to remove and replace the mulch on the east side of the pool house. Instead, several board members intend to propose at next months meeting an end of season pool clean up party by homeowner volunteers. These board members anticipate a savings of several hundred dollars to the HOA after materials and transportation costs are considered.

A homeowner initiative to replace trees on HOA property along Holly St: The board will defer action on this request until consulting with RockneCortay Design concerning the new Irrigation and Landscape plan.

The discussion of open violation letters was tabled until next month when the property manager will be available for this discussion.

Meeting was adjourned at 8:30pm.