

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, August 24th, 2009
Attending: Goeken, Anthes, Muller, Wieber, Payne

Guests and Homeowners: Doug Rockne and Cindy Corty of RockneyCorty Design, Carlyne Green, Tony Hjelmstad, and Kay Geitner

Presentation by RockneCorty Design: A presentation was offered to the board as a preliminary master plan for HOA landscaping and irrigation. The Denver Water Department will be asked to provide tentative approval of the plan. This approval will serve to document an anticipated future water savings of about 25% and provide for Denver Water and Willows Water to give significant financial incentives to the HOA for implementation of the plan. The board intends to provide homeowners with more specific details in the near future.

Homeowner Comments: Carlyne Green requested that the board take action on landscaping alongside the pool house. Following her request the board voted to approve a previously tabled bid by GroundMaster to remove the old mulch, spray for insects, place down a new weed barrier, and apply 2" of new mulch material. Additionally, there were general homeowner comments offered during a board discussion concerning how and when perimeter homeowners might be encouraged (all at the same time and using the same application method) to stain their fences.

July Minutes: Approved

July Financial Statements: The treasurer's report noted again this month that Pool Utilities expenses (gas&electricity) were significantly under budget. The property management company will research why this expense has not been properly recorded in the income statement. It was noted that irrigation repair and maintenance appears to be on budget thus far this year. Tree maintenance and removal will be under budget for the year. The property manager confirmed that the HOA does not pay Royal Bank of Canada a management fees for maintenance of the HOA reserve account.

July Financial Statements approved.

Design Review Committee: Tony Hjelmstad confirmed that the committee received and approved 9 homeowner requests. However, he did note that there is significant confusion by homeowners as to which website to use for submitting design review requests. A board member will talk with Matt Farr about the

installation of a 'content management system' on the Homestead Farm Org website that will allow board members, or the management company, to post updated information directly onto the website. In the meantime, all financial information, minutes and design review requests are available on the ACCU.com website, under the homeowners tab (login is required).

Pool Committee: No representatives present: The property manager advised the board that Alpine Pools intends to return after the pool is closed this season to make final adjustments to the plaster repair work that they began in May. The HOA has withheld \$1,500 from that contract until this work is completed. Additionally, a board member confirmed that the pool manager will make a one time adjustment after the end of the season to account for labor cost savings as a result of pool closures this year.

Tennis Committee: No representatives present: It was noted that the our homeowner volunteers have not yet re-coated a small section of the tennis court surface that is peeling.

Irrigation Committee: No representatives present.

Social Events: No representatives present.

Newsletter: No representative present. A board member requested that information be obtained and placed in the newsletter concerning the status of the vacant land formally known as the site for Lifetime Fitness. In particular, what can be done to clean up the site and cut down the weeds. A board member will discuss the subject with Gary Wilson, a member of Centennial City government.

Reserve Study: Action on reserve study was tabled pending results of discussion with the Denver Water Department on the proposed Landscaping and Irrigation plan.

Entryway Sign: Following a lengthy discussion on the failings of the contractor, Horizon Restoration Inc, the board voted unanimously to dissolve any and all agreements with the contractor; to implement removal of the defective sign; and to appoint a replacement contractor to complete the construction in a satisfactory manner.

Other business: There was a brief discussion concerning enforcement of HOA violations. The management company intends to follow up on existing violation letters over the next 30 days.