

Homestead Farm HOA  
Board of Directors February Meeting  
Holly Baptist Church (Easter St. and S. Holly)  
Monday, February 22, 2010  
Attending: Muller, Payne, Wieber, Maxwell, Frazier

Guests and Homeowners: N. Geitner, T. Hjelmstad and Kris Jonsson from Alpine Pool &Plaster.

The Board approved the December 2009 Treasurer's Report.

Committee Reports:

Design Review Committee, Tony present: - nothing new to report.

Pool Committee, no representative present: Kris Jonsson from Alpine Pool & Plaster attended the meeting to discuss the repairs they made to the pool last year and the repairs that still needed to be finished. He has agreed to fix the tile that was upside down, but is unaware of any further repairs that need to be taken care of. Kris explained that the bulge is due to a difference in thickness in the wall, related to the amount of debris that they had to originally remove from the wall, from last year's repairs. He does not think that it is anything to worry about. Holly will meet with Perfect Pools as soon as possible to get a second opinion and confirm any other work that needs to be taken care of for the pool to open on time. The Board received a bid from Alpine to fix the wading pool, and is going to contact HydroDynamic for a proposal as well.

Tennis, no representative present: Nothing to report.

Irrigation/Landscape: The Landscape/Irrigation Redesign Project – Update. The neighborhood sub-committee met last month and is working on a plan to finance the project. They discussed getting a Line of Credit to cover the initial costs. They also discussed decreasing the amount of trees planted, which will lower the cost of the project. The Board is looking into the regulations it needs to follow to obtain a Line of Credit. The Board approved GroundMasters 2010 Landscape Management proposal as well as the proposal from Water Ketch for the 2010 Irrigation Management.

Social Committee: Nothing to report

Website: Nothing to report

Old Business:

Reserve Study: Steve Bradley will attend the HOA April meeting to answer any questions.

Monument Sign Repairs: The work has been completed.

Perimeter Fencing: The Board needs further clarification on how to proceed with this issue.

Legal Representation: The Board approved the Hindman Sanchez Proposal.

New Business:

Waste Removal: The Board reviewed Proposals from Allied, EDS, Alpine, and Waste Management. Jeff Muller is getting clarification as to the amount of bags/cans each resident is allowed. Pending his findings the Board will change waste removal services to Allied Waste starting the last week in March.

2009 Financial Audit and Tax Returns: The Board reviewed two proposals for Audit and Tax return services and approved the proposal from Dix Barrett & Stiltner.

The next meeting will be held on Monday, March 29, 2010 at 7:00pm  
Meeting adjourned at about 9:45pm.