

Homestead Farm HOA
Board of Directors April Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, April 26, 2010
Attending: Muller, Payne, Wieber, Maxwell, Frazier

Guests and Homeowners: T. Hjelmstad, C. Graham, J. Cazzanigi, J. Campbell, K. Shaw and Steve Bradley from Bradley Property Consultants

Homeowners Comments: It was asked by several homeowners, and agreed to by the directors, that the Board post all construction work (over \$1,000 in estimated cost) in an email so that qualified neighborhood contractors have a chance to bid the jobs.

The Board approved the March 2010 Meeting Minutes and the March 2010 Financial Statement.

Committee Reports:

Design Review Committee, Tony present: - Tony Presented the Board with a request from a homeowner for a new garage door. The design review committee could not agree on the request because the door has decorative hardware. The homeowner brought to the Board's attention that there is another house in the neighborhood with the same door that was approved by a past Board. The Board voted to revise the current Rules and Regulations to state that decorative hardware is allowed on garage doors, but MUST be approved by the DRC.

It was also decided by the Board that one board member should accompany the management company on a monthly inspection to follow up on the status of violation notices, and home improvement requests made to the DRC.

Pool Committee, no representative present: the Board discussed several issues regarding getting the pool ready to open next month. HydroDynamics will be resurfacing the wading pool within the next two weeks depending on the weather.

The Board is ratifying the Pool rental Agreement to include the \$50 insurance fee to rent the pool for private parties.

Umbrella & Basketball Hoop – The Board is looking into option to get a new umbrella for the pool and replace the basketball hoop. The Awning will be installed on May 10th.

Replacement of the Vent Pipe- It was brought to the Board's attention that we need to replace the furnace vent pipe at the pool. The Board is going to get a couple of bids for the work. At an emergency meeting on Sunday, May 9, 2010 the Board agreed to approve a bid from Jeff Cazzanigi for about \$1,700 to complete the job as soon as possible.

Pool Phone – The Board is looking into getting the phone in the pool house hooked up.

Plumbing Repairs- We have 2 plumbing repairs that are required in the pool house. The Board approved the bid from Complete Plumbing HVAC & Mechanical to complete the work.

Roof Replacement – It was brought to the Board's attention that the roof of the pool house will need to be replaced soon. The Board is getting bids to either repair or replace the roof. At the emergency meeting on Sunday, May 9, 2010 the Board also agreed to not replace the roof at this time.

Tennis: The Board approved \$460 for new tennis nets.

Irrigation/Landscape: The Landscape/Irrigation Redesign Project – Update. The neighborhood sub-committee will meet again and look into options to fund the project.

Old Business:

Reserve Study – Steve Bradley from Bradley Property Consultants addressed the Board regarding questions about the Reserve Study. We discussed some inaccuracies in the numbers and are going to supply Steve with updated information to generate a revised Reserve Study.

Perimeter Fencing: The Board sent out letters giving perimeter fence owners the option to hire Renewed to stain their fence. The Board accepted and recommended to homeowners the proposal from Renewed. We also discussed the findings from last month when 3 Board members and the management company inspected the perimeter fence and issued violation letters for fence repairs to be completed by 5/31/2010.

New Business:

Annual HOA Inspection- The Board members will be walking the neighborhood between now and May 10, 2010, for the annual HOA inspection.

The next meeting will be held on Monday, May 24, 2010 at 7:00pm
Meeting adjourned at about 10:10pm.