

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

Guests and Homeowners: T. Hjelmstad, C. Green, C. Graham, R. Gail, J.T. Capps and M. Piazza.

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

**Committee Reports:**

**Design Review Committee,** Tony present: - The Board approved 6 new DRC members, Roger Gail, Tracy Blorque, J.T. Capps, Jeff von Breitenfeld, Mike Piazza and Jim Reed; in addition to the 3 current members, Tony Hjelmstad, Chris Graham and Sally Kramer for a grand total of 9 DRC members. A minimum of 5 votes will be required for any request. The Board would also like to remind Homeowners that all DRC requests must be sent to Cheryl Witt at ACCU, there is a link to the form on our website under the Architectural Info tab.

Kramer DRC Request – The Board approve a request for the replacement of windows and the addition of a new window on the north side of the house in the dining room. The Board also approved a new paint color for the exterior.

**Pool:**

Roof Patch– The Board is looking into bids to patch the pool house roof.

New Pool Management Proposals – Tabled to August meeting.

**Tennis-** The Board is getting two more bids to have the mesh wind screens rolled up in the winter time.

**Irrigation/Landscape-** The Landscape/Irrigation Redesign Project Update – The Board will be sending out an informational packet along with a ballot for Homeowners will be able to vote for the Irrigation and Landscape Improvement Project.

Tree Proposal – The Board approved a bid from Matt's Maintenance to remove dead trees in the neighborhood and replace the mulch in the island in the main entrance.

**Old Business:**

Reserve Study- The Board will be sending in the Cash Flow Analysis from the Irrigation and Landscape Renewal Project to Steve Bradley from Bradley Property Consultants to generate a revised Reserve Study.

Perimeter Fencing - The Board discussed the status of perimeter fence violations.

2009 Audit- A motion was made by the Board after a letter from the HOA Auditor suggested that the fixed assets will be removed from the balance sheet. The motion was approved.

**New Business:**

Appointment of Association Attorney – The Board was notified that we have been assigned a new attorney at HindmanSanchez, David Firmin.

New duties for the DRC – The Board will be assigning the DRC two new duties at next month's meeting. They will now be responsible for following up on the completion of work orders and violations.

The next meeting will be held on Monday, August 23, 2010 at 7:00pm

Meeting adjourned at about 8:40pm.