

Homestead Farm HOA  
Board of Directors August Meeting  
Holly Baptist Church (Easter St. and S. Holly)  
Monday, August, 23 2010  
Attending: Muller, Payne, Weber, Maxwell, Frazier

Guests and Homeowners: John Odonald from All Star Pools, Andy Levine from Life Aquatic, Had Bradbury from Perfect Pools, C. Green, S. Crouch and G. Malfino.

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

**Committee Reports:**

**Design Review Committee** – The Board discussed the DRC log and current requests and a perimeter fence update.

**Pool:**

The Board heard presentations from our current pool management company Perfect Pool, as well as All Star Pools and Life Aquatic. The Board will be deciding on which management company we will contract with for the 2011 season at next month's meeting.

The Board discussed a list of items provided by Bridget Cunningham that need to be taken care of at the pool and in the pool house for the 2011 season.

**Tennis-** The Board approved a bid from Game-Set-Match inc. to roll up the windscreens at the end of the season, and will discuss having the courts cleaned next spring.

**Irrigation/Landscape-** The Landscape/Irrigation Redesign Project Update –The final vote from Homeowners regarding the Landscape and Irrigation redesign project is as follows – 66 Yes Votes, 17 No Votes and 7 Abstaining Votes. The Board formally awarded the construction work to CoCal for the redesign project. Denver Water has signed our contract and has agreed that we must have our first phase completed by May 2011. We will begin our redesign on South Freemont and onto Holly within the next month. The Board also discussed how to properly hand over the neighborhood contract from Water Ketch to CoCal.  
**Tree Proposal** – The Board ratified a vote made via email to approve 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- Tabled for September meeting.

2009 Audit- Tabled for September meeting.

**New Business:**

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, to insure that the work complies with HF Guidelines.

The next meeting will be held on Monday, September 27, 2010 at 7:00pm  
Meeting adjourned at about 9:30pm.