

Homestead Farm HOA

Meeting Minutes

March 28, 2011

I. Call to order

Mark Wieber & Molly Maxwell called to order the regular meeting of the Homestead Farm HOA at 7:00 pm on March 28, 2011 at S Holly Baptist Church.

II. List of Attendees

Board Members: Molly Maxwell, Mark Wieber, and Lance Bourque

Home Owners: Jeff Muller and Carolyne Green

Guest: Derek Holcomb, and Rita McConnell

III. Approvals

Board Meeting Minutes for February 28, 2011:

Motion - Mark Wieber Second – Molly Maxwell

Review and Acceptance of Treasurer's Report – February 2011 Financial Statements:

Motion – Molly Maxwell; Second – Mark Wieber

IV. Zoning Map Update

Derek and Rita are working on updating the past code & zoning. Past code has been in place for 25 years. Goal is to preserve what is all ready developed, protect existing neighborhoods, and to remain competitive in the region. Residential zoning is the current action, and there will be a public hearing in June. By July and August Residential will be completed. Focus for the Commercial side is planned for next year. For information on the new code and zoning, you can go online to www.centennialcodeupdate.com.

V. Open items & Miscellaneous

- a) \$3,500.00 reimbursement from Denver Water went into reserve
- b) Cheryl to look into trash report (January appeared to be doubled)
- c) Pool house is tied to the sprinklers, and before the sprinklers can be turned on the frozen valve will need to be repaired.
- d) Cheryl can provide pricing for printing the new Homeowner's Directory.

VI. Committee Reports

- a) DRC
 - i. Updated on Thursday
 - ii. Important that homeowners send email updates to ACCU on completed projects.

- b) Pool
 - i. BOD approved, and Molly signed for acceptance.
 - ii. Working on new contractor for locks & key.
 - iii. Door hinges need to be re-fitted with larger screws.

- c) Tennis – 03/31 poles to be repaired, and new score keepers to be installed.
- d) Irrigation and Landscaping
 - i. Mark submitted costs to Denver water.
 - Jeff has marked all the sprinkler breaks and has requested a quote.
 - A pool valve is frozen, and Jeff had requested in the past for CoCal to winterize. CoCal should be responsible to repair frozen valve.
 - Mark would like to walk each repair, and Cheryl will update.
 - Center Island will need new mulch (Matt's Tree Service can assist).
 - In the next few weeks another check from Denver Water is to be received.
- e) Social is good to date
- f) Website is good to date

VII. Old Business

- a) Insurance Renewal – April Meeting
- b) Molly and Clare to work on the Homeowner Directory. Cheryl can send a format, and has recommended ABC Printing as reasonable. For obtaining new information best to assign about 25 homes per person. Advertisement can help with printing costs.

VIII. New Business

- a) None to report at this time.

IX. Work Orders and Violation Letter Reports

- a) Violations have been sent.

X. Adjournment

Mark and Molly adjourned meeting at 8:19 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: