

Homestead Farm HOA

Meeting Minutes

September 26, 2011

I. Call to order

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:01 pm on September 26, 2011 at S Holly Baptist Church.

II. List of Attendees

Board Members: Holly Payne, Mark Wieber, Molly Maxwell, Stephen Crouch, and Lance Bourque

Home Owners & Guests: Tony Hjelmstad, Cheryl Whitt, and Jeff Muller.

III. Approvals

Board Meeting Minutes for August 22, 2011:

Motion – Stephen Crouch; Second – Holly Payne

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

Motion – Holly Payne; Second – Mark Wieber

IV. Treasurers Report

- a) Overall budget on target for 2011.
- b) Planned expenses just 1% over budget
- c) More legal fees, but offset by higher legal income (only \$300.00 over budget)
- d) Water consumption through end of July about 10k under budget, and tracking good for August and September (will balance out for year end).

V. Committee Reports

- a) DRC
 - i. Primary focus is the backlog.
 - ii. Everything else at this time is good.
- b) Pool
 - i. Rentals: must have homeowner approval/signoff to reserve pool house, and members must be in good standing.
 - ii. Had is producing a list of items for new budget.
 - iii. Heritage Greens might be selling pool sign (Cheryl to look into).
 - iv. Motors and heaters will need to be cleaned.

- v. New awning approximately \$1,826.00. Purpose of the awning is to provide shade to pool area, and current awning holding up.
- c) Tennis – might be a good idea to contact Game Set Match to schedule the take down of the fence covers.
- d) Irrigation and Landscaping Update
 - Check from Denver Water was \$3,990.00, 2K less than what Mark anticipated.
 - Goal is to meet with Jeannine this Friday at 12:30 pm to review some “what if” scenarios.
 - Weeds had been killed and hydro seeding is completed. Grass is beginning to grow in approximately 80% of the barren spots.
 - 2K should be released for CoCal to cover hydro seeding and grass growing.
 - Another option to fine fiscue is stressing the blue grass, and training for a deeper root system. This could reduce water consumption up to 25%.
 - Weather controller not fully optimized, and Jeff will provide Mark the number to Hunter. Brandon and Eric will have information on programming/configuration recommendations. Stephen will also look into requirements.
 - For future projects might be a good idea to consider a Project Manager to interface with CoCal and other contractors.
- e) Social – good.
- f) Website – good.

VI. Old Business

- a) Homeowner directory work in progress (WIP). Has been converted to a spreadsheet.
- b) Volleyball net has been ordered, and Todd will ask for help to install.

VII. New Business

- a) 2012 operating budget: GL report provides journal entries. Budget needs to be completed 30 days prior to annual meeting. HO information needs to be mailed by October 24. Plan for a pre-budget meeting on October 9.
- b) Holly will send out email to HF homeowners on the annual meeting, and that new board member positions will be available.

VIII. Work Orders and Violation Letter Reports

- a) More emails coming in regarding violation letters.

IX. Adjournment

Adjourned meeting at 8:55 pm. Next meeting: October 24, at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: