

# **Homestead Farm HOA**

## **Meeting Minutes**

October 24, 2011

### **I. Call to order**

Molly Maxwell called to order the regular meeting of the Homestead Farm HOA at 7:10 pm on October 24, 2011 at S Holly Baptist Church.

### **II. List of Attendees**

Board Members: Mark Wieber, Molly Maxwell, Stephen Crouch,

Home Owners & Guests: Tony Hjelmstad, Gwen Molfino, Jeff Holmes, Bridget Cunningham, Jeff Muller and Carolyne Green

### **III. Homeowners Comments -**

A Homeowner wanted to inform the Board that currently no banks or credit unions will authorize a loan if your HOA is in the process of being sued.

### **IV. Approvals**

Board Meeting Minutes for September 26, 2011:

Motion – Mark Wieber; Second – Stephen Crouch

Review and Acceptance of Treasurer’s Report – May 2011 Financial Statements:

Motion – Mark Wieber; Second – Molly Maxwell

### **V. Treasurers Report**

- a) We ended the pool season \$3,000 over budget on our pool contract. This is because we did not factor in the extra pool hours and adult lap time for this summer.
- b) As of the end of September we are \$3,900 under our proposed budget.
- c) We are on track to finish the year around \$500 to \$1,000 under budget.
- d) We will discuss the budget in more detail at the Annual Meeting in November

### **VI. Committee Reports**

- a) DRC
  - i. The Board approved a request for new back windows without grids for a Homeowner that backs to Medima Park. The windows were approved, because they are not visible from any street.

- ii. The issue of a new roof in the neighborhood was brought to the Board because a proper request was not submitted to the DRC prior to the completion of the roof. The Homeowner is currently in the process of submitting a request to the DRC and will be asked to provide a copy of the contract from the roofer to verify the material used.

b) Pool

- i. Jeff Holmes, a Homeowner who is experienced in pool equipment and maintenance, attended the meeting to discuss future costs the pool will require for maintenance and upkeep.
- ii. Bridget Cunningham suggested we start looking into possible ways to fund a new pool when the status of our current pool is beyond repair, 5 to 10 years down the road. She asked about the possibility of getting a Bond to cover the expenses. Bridget would also like to look into how other neighborhoods in the area funded their new pools.
- iii. Cheryl is looking into the guidelines for Homestead Farm to become a Metro District, which is how Heritage Greens paid for their new pool.
- iv. Once we get information from Cheryl, Bridget will look into getting Homeowners together to form a Pool Committee to help with the process.
- v. The Board is also looking into bids to reseal the pool parking lot. It may be too late in the year to have it done now.

c) Tennis

- i. We are going to get recommendations from Holly and Clare on if we need to start cleaning the tennis courts yearly.
- ii. The screens were rolled up last week by Game-Set-Match.

d) Irrigation and Landscaping Update

- Jeannine from Denver Water suggested amending our contract to state that we will not be doing any further turf conversion or landscape changes. This way any further changes we make will just be a bonus in our water cost savings.
- Denver Water came and preformed a complementary audit of 5 of our zones to test the distribution of water from our current sprinkler heads. This will tell us how efficient our current heads are and if it will be beneficial for us to replace the heads for water savings.
- We are currently on track to save around 10% on our annual water costs for 2011.
- For 2012 our focus is on replacing less efficient sprinkler heads, new wiring and optimizing the controller system with a consultant.
- The Board budgeted \$13,000 for these expenses for 2012.
- The Board is still currently withholding \$3,000 from CoCal for the completion of phase 1.

- e) Social -- Fall Fest was a success. Molly will send out Save the Date emails for Sleigh Ride and Breakfast with Santa in the next two weeks.

**VII. Old Business**

- a) Homeowner Directory- Just waiting on information from Advertisers. Should be ready by beginning of November to print.
- b) 2012 Annual Homeowner and Budget Ratification Meeting -- We will be sending out meeting information to Homeowners this week. We currently have one Homeowner interested in an open Board position, and are looking for one more.
- c) 2012 Operating Budget -- Will be sent out with Annual Meeting information.

**VIII. New Business**

- a) 7126 S Hudson Circle -- The attorney's will send the Homeowner a letter for confirmation of Foreclosure and bankruptcy status. Once we get this information, the Board will know how to proceed.
- b) Investing of Reserve Funds - The Board discussed the option of investing part of our reserve funds in a more beneficial account. We will discuss it again at the January meeting.

**IX. Adjournment**

Adjourned meeting at 8:55 pm. Next meeting: November 28, 2011 at 7:00 pm.

Minutes submitted by: Molly Maxwell

Minutes approved by: