

Homestead Farm Association
Board of Directors Meeting
January 23, 2012

- I. Meeting called to order at 7:40 p.m.

Board Members: Molly Maxwell, Lance Bourque, Stephen Crouch, Gwen Molfino and George Carlstrom

Eight committee members and homeowners were in attendance.

Homeowner comments from the floor: There was a brief discussion of the landscape and sprinkler system. These items will be addressed later in the meeting.

II. **Approve Board Meeting Minutes of October 24, 2011**

Motion: Molly Maxwell **Second:** Stephen Crouch
Minutes approved

Approved Draft of Meeting Minutes of November 28, 2011
Minutes had been previously circulated for comments by email

Review and acceptance of Treasures Report from November and December 2011

Motion: Gwen Molfino **Second:** Molly Maxwell
Treasures Report approved

III. **Committee Reports**

DRC – Chris Graham has agreed to be the new Committee Chairman.

Pool – If we are to host swim meets, new access guidelines require that we install a lift to allow disabled swimmers to get in and out of the pool. The pool committee will discuss this at the February Swim Team meeting to see how the other pools in the district plan to handle this.

Tennis- See Old Business – Game, Set, Match.

Social- Property Manager will submit check request for the \$1,500.00 for 2012 social activities to be sent to Molly Maxell.

Website – Stephen Crouch agreed to update the website with the new committee members, latest approved meeting minutes and future events.

IV. Old Business

7126 S. Hudson Circle – The attorney will continue attempts to contact the owners of record and monitor for bankruptcy or foreclosure notices. The committee agreed that we should not to spend any money for maintenance on this property at this time.

Game-Set-Match Cleaning and Windscreen Proposal (tennis courts) – We received a proposal that included three cleanings at \$220.00 each and moving the windscreens twice during the year at \$220.00 each time for a total of \$1100.00. The proposal will be revised to include only one cleaning for the year.

Parking Lot Crackseal and Sealcoating Proposals - Two proposals have been received for remedial work and sealing the pool parking lot. They range from \$2,059.00 to \$4,645.00, depending on the extent of the repair work. The last seal coat on the parking lot was about 5 years ago. The committee will decide on a proposal before spring when the work can be done. This will be paid out of reserve funds.

V. New Business

Landscape and Irrigation Proposals - The Committee has received proposals and interviewed three potential landscaping companies and one irrigation consulting company and will interview one more landscaping company next week. A decision will be made in the near future to keep the current landscape company or select a replacement.

Snow Removal – In response to concerns from some homeowners, the committee is considering snow removal for the sidewalk around the pool and tennis courts and along S.Glencoe Street. We have received a proposal from Asces Cleaning, Maintenance and Plumbing LLC to shovel snow for \$40.00 an hour, to be performed upon request. We have also asked the Landscaping companies under consideration to include snow removal for these areas in their proposals.

Financial Audit – We are required to have a financial audit of our books every other year. A proposal has been received and accepted from Dix, Barrett and Stiltner P.C. to complete the audit or \$1,625.00. This expense is in the budget.

Association Legal Representation - The committee agreed to renew the agreement with Hindman Sanchez under the same fee schedule as last year.

VI. Violation Report, Homeowner Correspondence - Two violation letters have been prepared and will be sent out, one for storing a utility trailer in the

driveway and one for trash cans, ladder and other materials left against the side of the house. One additional letter will be prepared and sent out for installing windows without divided lights.

VII. Meeting Adjourned – 9:25 p.m.