

Homestead Farm Association  
Board of Directors Meeting  
March 26, 2012

- I. Meeting called to order at 7:05 p.m.

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

Three Irrigation and Landscape Committee members were in attendance.

**Homeowner comments from the floor:** None

- II. **Approve Board Meeting Minutes of February 23, 2011**

**Motion:** Molly Maxwell **Second:** Lance Bourque  
Minutes approved

**Review and acceptance of Treasures Report from January 2012  
Financial Statement**

Comment: A request was made by account #9347.045 to wave all fees for late HOA dues. The Board agreed to wave late fees and interest but not the legal and lien fees. The dues and fees must be brought current within three months.

**Motion:** George Carlstrom **Second:** Gwen Molfino  
Treasures Report approved

- III. **Committee Reports**

**DRC** – 2012 Architectural Log was provided for the Board Members to review.

**Irrigation and Landscape** –Defects were found in the installation of irrigation equipment done by CoCal. The spacing between flow meters and valves were not correct and the control wires had not been connected.

The estimated cost for correcting the defects is \$1,500.00. The recommendation was made to let All Phase make these repairs and then pursue getting compensation from Cocal.

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

**Pool** –\$1,800.00 was budgeted for a new awning at the pool. The Board reviewed the color selections and decided to look at the pool house in daylight to make the final decision on color selection.

**Tennis**- The maintenance contract with Game-Set-Match was signed last month and the wind screens will be lowered soon. Cleaning will be done in the spring.

**Social**- the Homestead Farm Easter Egg Hunt is scheduled for Saturday, March 31<sup>st</sup>.

**Website** – The Homestead Farm neighborhood website will be updated to show that All Phase has the irrigation and landscape contract.

#### **IV. Old Business**

**7126 S. Hudson Circle** – The situation at this address is still not resolved but the Board agreed that we should not take any action that would incur additional HOA expenses. Board Members volunteered to pick up trash and weeds in the front yard and neighbors can water the front yard if they are inclined to do so.

**Parking Lot Crackseal and Sealcoating Proposals** – A motion was made to accept the contract from Perfect Patch to crack seal and seal coat the pool parking lot for \$2,059.20.

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

The work will be scheduled as soon as possible.

#### **V. New Business**

-The HOA is up for insurance renewal. Recommendations were made to update our coverage and add: 1) Cyber theft coverage, 2) Increase the Fidelity coverage from \$75,000.00 to \$115,000.00 and 3) add Umbrella coverage to the liability coverage. The cost of these options will be reviewed via email.

-The Spring Walk-Through by the Board Members will be scheduled for late April or early May.

#### **VI. Meeting Adjourned – 9:05 p.m.**