

Homestead Farm HOA

Meeting Minutes

June 25, 2012

I. Call to order

Molly Maxwell called to order the regular meeting of the Homestead Farm HOA at 7:19 pm on June 25, 2012 at HF Pool

II. List of Attendees

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

Home Owners & Guests: HF homeowners, and Cheryl Whitt

III. Approvals

Board Meeting Minutes for May 11, 2012:

Motion – Lance Bourque; Second – Gwen Molfino

Review and Acceptance of Treasurer's Report – April and May 2012 Financial Statements:

Motion – Molly Maxwell; Second – Gwen Molfino

IV. Treasurers Report

- a) Income good to date.
- b) Expense a bit over on holiday events
- c) \$2,200 unplanned went to replacing pool heater
- d) Liability cap increased this year, and increased insurance cost (to cover additional Umbrella Policy)

V. Committee Reports

- a) DRC
 - i. 7123 S Hudson pergola installed and will be validated
 - ii. Most board community inspections are completed
 - iii. Approved roofing list will need to be updated
- b) Pool
 - i. Parking was resurfaced, and some major pot holes exist (pot holes not included). Cheryl to look into a cost reduction of the crack-fill.
 - ii. Received an estimate of \$831.00 for pool roof repair

- iii. It was mentioned a pressure relief valve is required for the pool heater, but HF heater doesn't fall within those specifications. Along with the new heater a vent was installed.
- iv. Pool contract will remain in place for the remainder of the year, and if required board will consider looking into future options.

Pool Miscellaneous:

- 1. Pump room has a Fire Extinguisher
 - 2. Pool heater replaced and working
 - 3. Pool gate needs to be repaired
 - 4. A proposal was brought forward to have WiFi by the pool, and a survey will be taken to poll demand. Appox. \$100.00 setup fee, and costs to run for 3 months. Pool phone will still be required for emergency calls.
 - 5. Would be beneficial for Had to provide a monthly pool update at board meetings
 - 6. Pool umbrella arms are broken and should have a lifetime warranty.
- c) Tennis – in good shape
- d) Irrigation and Landscaping Update:
- 1. The All Phase resource familiar with programming the ET controller has left the company. ET controller turned off, and irrigation system is running in manual mode.
 - 2. Board has approved for replacement of all the impact heads (replace with rotary heads).
 - 3. Landscape committee is remaining diligent at addressing any issues, and is proactively involved weekly to work with All Phase.
 - 4. It was discussed to have Doug change the contract with Denver Water. Doug has the software to amend the contract by end of September.
- e) Social – A new person is needed to manage and lead social events
- f) Website – updated and current.

VI. Old Business

- a) 7126 S Hudson Cir Pergola to be validated

VII. New Business

- a) None at this time

VIII. Work Orders and Violation Letter Reports

a) None at this time

IX. Adjournment

Adjourned meeting at 8:58 pm. Next meeting: July 23, 2012 at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: