

Homestead Farm Association  
Board of Directors Meeting  
July 23, 2012

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

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

Seven homeowners were in attendance.

**Homeowner comments from the floor:** Fred Keller and Rod Tate from All Phase Landscape were in attendance to answer questions about the irrigation system. The discussion is noted under the Irrigation and landscape Committee report.

II. **Approve Board Meeting Minutes of June 25, 2012**

**Motion:** Gwen Molfino **Second:** Stephen Crouch  
Minutes approved

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

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

Report approved but a review of how the Landscape and Irrigation expenses are allocated will be made.

III. **Committee Reports**

**A. DRC**

1. Log – The list of applications was reviewed.
2. Pergola installed w/o approval – Letter has been sent out.
3. Roofing Materials and Colors Update committee – no action has been taken
4. Board community inspections – one left to complete

**B. Pool**

1. Pool Contract/Perfect Pools – not discussed
2. Proposed Committees- It has been proposed by the Board to form two new sub-committees: One to investigate the cost and timing of potential repairs, replacements and upgrades to the

pool and pool facilities. The second to investigate how best to finance the necessary repairs and upgrades. Stephen Crouch has agreed to chair the finance committee. The board is still looking for someone to chair the investigative committee.

3. Molly Maxwell has agreed to put together a survey and poll the neighborhood for homeowner's opinions and input on this matter.
4. Vandalism and theft issues were discussed. Under water lights can not be left on because they short out and are expensive to replace.

### **C. Tennis**

### **D. Irrigation and Landscape**

1. All Phase Meeting 7.12.2012 – An audit of the sprinklers in the North Greenbelt and a review of the Entry and Park area were conducted. The impact rotors that need to be replaced were flagged as well as additional repairs and modifications. The audit of the South Greenbelt will be conducted Wednesday, 7.25.2012. All Phase will submit a bid for repairs and improvements.
2. Denver Water Contract (Doug Rockne) - Mark Wieber will meet with Doug on Wednesday and outline proposed modifications to the contract with Denver Water. We are proposing substituting additional improvements to the irrigation system in place of additional landscape modifications, primarily grass replacement.
3. Discussion with All Phase representatives -
  - a. Twice this summer the system has shut itself off and no one noticed until the grass started to die – All Phase accepted responsibility for monitoring this and promised to be more vigilant. Apparently the rain sensors are malfunctioning and there are electrical connection problems in the control panel. All Phase will investigate the problem and recommend appropriate repairs.
  - b. The ET system is not hooked up and operating – All Phase will meet with the Hunter representative to discuss problems and re-start the system in phases, starting with the North Green Belt.
4. A homeowner brought up the issue of replacing the trees that have been removed in recent years. The Board recognized the need for this but has no money budgeted and will not take action this summer.

**E. Social**

1. July 4<sup>th</sup> activities went well
2. A new BBQ has been purchased for the pool with donations and contributions from the Swim team. The old BBQ is still in use.
3. The adult pool party is being planned.

**F. Website**

**IV. Old Business**

**7126 S. Hudson Circle** – No additional actions at this time. (It was suggested that a neighborhood campaign directed at the bank that holds the note be organized but no action was planned.)

**V. New Business**

A. House Bill 1237 on Association Records – the House Bill addresses record keeping and how board decisions are made and how policies on fines and assessments are set. The board is considering having Hindman Sanches make necessary revisions to the HOA policies and procedures.

**VI. Meeting Adjourned – 9:25 p.m.**

The next meeting will be at the scheduled date of Monday, August 27, 2012.