

**Homestead Farm Association  
Board of Directors Meeting  
August 27, 2012**

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

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

Three homeowners and two guests were in attendance.

**Guest:**

- A. Melissa Garcia from HindmanSanchez was available to discuss HB12-1237 and SB 89 and 100 Policies. These are new state regulations that specifically define how HOAs must keep records, conduct meetings, make records available to homeowners and levy fines and assessments. The HOA policies will need to be updated to comply with the new rules. It will cost up to \$495.00 to update our HOA's policies and procedures and \$125.00 to revise the assessment policies. A motion was made to authorize HindmanSanchez to do this work.

Motion: Molly Maxwell

Second: Gwen Molfino

The motion passed.

- B. Had from Perfect Pools was present. He said all was well with the pool at present. His most immediate concern is the remaining life of the pool pumps. The current equipment is 20 years old and will probably need replacement within a year. Replacement pumps will cost between \$3,500 and \$5,000. New pumps are readily available and if we run these until they fail, replacements can be in place within a day or two. The Board felt no immediate action was necessary we just need to have funds available for replacement.

**Homeowner comments from the floor:** A homeowner was present to complain about the situation with the abandoned house at 7123 S. Hudson Circle. He stated that the unsightly nature of this part of the subdivision is unacceptable and wants the Board to be more diligent in staying on top of these issues.

**II. Approve Board Meeting Minutes of July 23, 2012**

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

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

**Motion:** George Carlstrom **Second:** Lance Bourque

Report approved but a review of the pool light replacement and sprinkler head replacement will be made to see if the expenses should be taken out of reserve funds.

### **III. Committee Reports**

#### **A. DRC**

1. Log – The list of applications was reviewed.
2. 7123 S. Hudson Cir. – Request for the board the grant variance for pergola. Variance not granted, home owners will be asked to resubmit a plan that meets the guidelines and make the necessary changes to the pergola that was put up without approval.
3. 7143 S. Hudson Cir. - The existing pergola had been approved by the previous Board.
4. 7340 S. forest Ct. – Satellite dish request (variance). The variance was denied. The homeowner will be requested to put the dish in a location not visible from the front of the house.
5. 7452 S. forest Ct – Front Porch enhancement (picket fence) was approved.

#### **B. Pool**

1. Had from Perfect Pools – Discussion described above
2. The Board has committed to have the survey soliciting opinions and input on potential future pool repairs and upgrades to be sent to all households by the end of next month. We plan to have this as a topic of discussion at the annual meeting.
3. there were no reports of vandalism or after hours swimming last month.

#### **C. Tennis**

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

1. All Phase has turned on the ET system on the North and South Green Belts and will begin using it on the park area this month.
2. Denver Water Contract (Doug Rockne) - Mark Wieber met with Doug and discussed potential changes to the Contract. Doug proposed removing the grass between the sidewalk and the curb on the north side of Fremont and other landscape

changes to substitute for replacing any more grass with fescue. We should receive the revised proposal this week.

3. The Landscape committee will meet this month to put together budget proposals for replacing the mature trees that have been removed along the South Green Belt and trees or bushes along Easter.

**E. Social**

- F. Website** – The website will be updated with past meeting minutes.

**IV. Old Business**

- A. **7126 S. Hudson Circle** – This matter has been referred to our attorneys and we have been advised not to take any independent action.
- B. **HB 12-1237 and SB 89 and 100** – this was discussed above.

**V. New Business**

- A. 2011 Financial Audit and Tax returns – These have been completed and signed by Stephen Crouch. No problems were found by the audit and we owe no taxes.
- B. No new items were brought by the Board.

**VI. Meeting Adjourned – 9:20 p.m.**

The next meeting will be at the scheduled date of Monday, September 24, 2012.