

**Homestead Farm Association
Board of Directors Meeting
September 24, 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 were in attendance.

Homeowner comments from the floor: There was an extensive discussion concerning Fremont. Fremont uses a disproportionately high amount of water to irrigate and still does not look good. There is a need to modify both the landscaping and irrigation system. The discussion revolved around how best to meet these needs and maintain a nice appearance for the subdivisions main entry way. Fremont will be the final major item to be addressed as part of our water saving program.

- II.** **Approve Board Meeting Minutes of August 27, 2012**

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

Review and acceptance of Treasures Report from June 2012 Financial Statement

Motion: Gwen Molfino **Second:** Lance Bourque

- 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 granted by email vote. Board agreed to tighten up the procedures for voting on variances by email.
3. 5404 E. Hinsdale Cir. – Tool closet request. The proposed tool closet will be attached to the house. The Board felt that this should be treated as an addition, not a shed and was sent back to the Committee for consideration.
4. 7139 S. Hudson Cir.– Window violation. Windows without divided lights were installed with out a request for exception. Board did not approve the post-installation request.

5. 5493 E. Hinsdale Cir. – Window violation. Windows (casement) with divided lights were installed with out a request for exception. The request was turned back the DRC for approval review and approval.

B. Pool – It has been stated that the pool will require serious renovations over the next few years. A survey will be sent out to check the home owners desires for upgrades to the existing facility. The survey will be sent out with the 2013 budget.

C. Tennis

D. Irrigation and Landscape

1. The Landscape committee met this month and put together proposals for replacing/adding trees and proposed landscape changes along Fremont. Any changes along Fremont were tabled pending further discussion.
2. The issues along Fremont were discussed. The landscape and irrigation Committee will continue to work on alternatives.
3. Denver Water Contract - Mark Wieber met with Denver Water and the revised plan was approved. In spite of a dry summer we are on schedule to receive our Denver Water rebates.

E. Social – arrangements for the next three events have been made

F. Website – technical difficulties have been encountered in getting the past meeting minutes posted on the website. While this is being resolved, meeting minutes will be sent out by email.

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** – changes to our policies and procedures are being drafted and will be reviewed at the next meeting.

V. New Business

- A. All Phase will be contacted about snow removal this winter
- B. 2013 Operating Budget – The proposed 2013 budget will be sent to the homeowners and will be discussed and voted on in the November annual meeting.
- C. The Annual Meeting will be held November 26th.

VI. Meeting Adjourned – 9:20 p.m.

The next meeting will be at the scheduled date of Monday, October 22, 2012.