

Homestead Farm Association
Board of Directors Meeting
October 22, 2012

- I. Meeting called to order at 7:03 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: members of the Irrigation Committee were present to encourage the Board to complete all necessary repairs to the irrigation system this fall so it would be ready to go next spring. A proposal will be made to the Board as soon as the cost or repairs is determined.

- II. **Approve Board Meeting Minutes of September 24, 2012**

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

Review and acceptance of Treasures Report from June 2012 Financial Statement

Motion: George Carlstrom **Second:** Molly Maxwell
Treasures Report Approved

- III. **Committee Reports**

A. **DRC**

1. Log – The list of applications was reviewed.
2. 7139 S. Hudson Cir.– Window violation. Windows without divided lights were installed with out a request for exception. Homeowner agreed to change the windows.
3. A committee member has resigned and Jason Maxwell has agreed to take his place.

B. **Pool**

1. The pool survey which will be sent to homeowners was reviewed. The survey will go out with the materials for the November homeowners meeting.
2. The new awning will be taken down and stored soon.

C. Tennis – A key is broken off in one of the entry gates. A locksmith will be called to make repairs. Both courts can be accessed through the other gate.

D. Irrigation and Landscape

1. The irrigation and Landscape letter was reviewed and approved.
2. Carolyn Green reported on her research for trees. We are planning to replace trees that have been removed on the south Green Belt and considering additional trees along the Fremont entrance.

E. Social – Nothing new to report

F. Website – We are still working on technical issues in getting the website updated.

IV. Old Business

A. 7126 S. Hudson Circle – We have been notified that the bank is starting foreclosure procedures. It will be sold at auction but the date has not yet been disclosed.

B. HB 12-1237 and SB 89 and 100 – changes to our policies and procedures have been drafted. After review, a motion was made to accept the changes.

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

The changes were approved.

C. All Phase was contacted about snow removal. They do provide an “on request” snow removal service but the Board has decided not to commit to snow removal at this time.

V. New Business – The owner of the cab parked on S. Glencoe Was has been sent a notice to park the cab in the garage.

VI. Meeting Adjourned – 8:35 p.m.

The next meeting will be Annual Meeting at the scheduled date of Monday, November 26th, 2012.