

**Homestead Farm Association
Board of Directors Meeting
February 25, 2013
Meeting Minutes**

I. Call to Order

Board Members present: Lance Bourque, Stephen Crouch, Gwen Molfino, George Carlstrom, Della Wegman. Meeting was called to order at 7:03 pm.

Homeowner Comments from the Floor: Jeff Muller had questions regarding the posting of the meeting minutes on the Homestead Farm website and posting the financials on the website. Property Manager is working with Matt Farr on getting the minutes posted and financials (actual vs budget and balance sheet only) and meeting minutes are posted on the ACCU website.

II. Approve Board Meeting Minutes of October 22, 2012, November 2012 Annual Meeting Minutes (Draft). No meeting in December 2012. We did not have quorum for January meeting therefore no minutes.

Motion: Lance Bourque

Second: Gwen Molfino

Review and Acceptance of Treasurer's Report – November 2012 and December 2012 and January 2013 Financial Statements: November 2012 is approved, ACCU is redoing December 2012 and PM will forward to Board to approve via email.

Motion: Stephen Crouch

Second: George Carlstrom

II. Committee Reports

a. DRC

- i. Log: Log is up to date, there are two outstanding requests.
- ii. 5438 E Hinsdale Pl: Roof was installed without submitting their request for the DRC to approve. As the roof color is not on the accepted list, the Board will inspect to see if they want to approve as a variance.
- iii. Roof Materials & Colors Update: Roger Gail and Design Review Committee Members are reviewing the Roof Materials and Colors list for updates.

b. Pool

- i. Survey: 65 surveys were completed and returned. Before proceeding any further the Board would like HydroDynamics to inspect the pool, deck, pool house, and equipment and provide report of their inspection and recommendations for repairs/replacements. Property Manager will contact HydroDynamics.
- ii. 2013 Repairs and Wish List: Pool Manager has not provided a list at this time.
- iii. Roof Inspection/Flagstaff Quote to replace: Property Manager will have the roof inspected by a 3rd party before proceeding further with repairs or replacement.

c. Tennis

- i. GMS 2013 proposal for windscreens and cleaning. Board Members approved the 2013 court cleaning and windscreen maintenance from Game, Set, Match.

- d. Irrigation and Landscape:
 - i. 2013 Landscape & Irrigation Projects
Board Members agreed that the following should be priorities; 1) grinding of stumps, 2) new trees, 3) reseeding Holly, 4) possibly replace rocks with mulch on Holly going north. PM to follow up with All Phase that zone and description of what was repaired must be on all invoices.
 - ii. Comcast Damage/All Phase
All Phase paid for Comcast lines that were cut.
 - iii. Backflow Preventer Recommendation: tabled to March meeting.
- e. Social: Molly Malcom was paid for social committee functions and reimbursed for the new lockbox on the pool.
- f. Website: see Homeowner Forum

III. Old Business

- a. 7126 S Hudson Cir: The house was foreclosed on in January. Bank will be responsible to bring the yard and exterior into compliance. Attorney has advised that if the bank does not make repairs violation notices must be sent in compliance with the enforcement policy.

IV. New Business

- a. Trash Removal Service – Board members reviewed the proposals from Republic and Alpine. Board agreed to renew contract with Republic.
- b. Republic – change to 96 gallon trash containers: Board will discuss further at the March meeting. The concern is that the larger toter may be hard to store in the garage with vehicles and storage.
- c. 2012 Tax Return Preparation – Richard Dix proposal: Board approved the proposal from Richard Dix to prepare and file 2012 tax returns.
- d. City of Centennial – “Snow Hero”: Informational only.
- e. ACCU – how can we better serve: Board is pleased with the services provided by ACCU and has not received complaints.
- f. Items Brought by the Board: Board will discuss fines for Owners that do not submit architectural change requests for approval prior to doing the work.

V. Violation Report, Homeowner Correspondence

Copies of work orders and violation notices were provided for the Board Members review.

VI. Adjournment

There being no further business to conduct the meeting was adjourned at 8:55 pm.