

**Homestead Farm Association
Board of Directors Meeting
March 25, 2013**

I. Call to Order

Board Members present: Lance Bourque, Stephen Crouch, Gwen Molfino, and George Carlstrom.

Homeowners present: Jeff Mueller, Bridget Cunningham

Meeting was called to order at 7:05 pm.

Homeowner Comments from the Floor:

No homeowner comments.

II. Approve Board Meeting Minutes of February 25, 2013

Motion: Gwen Molfino

Second: George Carlstrom

Review and Acceptance of Treasurer's Report – December 2012, January and February 2013 Financial Statements

Motion: Stephen Crouch

Second: Lance Bourque

II. Committee Reports

a. DRC

- i. Log: Log is up to date. No outstanding new requests.
- ii. Roof violation – Roof was installed without submitting their request to the DRC for approval. The roof color is not on the accepted list and the Board has denied a request for a variance. The homeowners have requested a meeting with the Board to reconsider. The Board will meet with the homeowners.
- iii. Roof Materials & Colors Update – Roger Gail and the Design Review Committee Members are reviewing the roof materials and colors list for updates. This list will be made available and will be updated in the HF guidelines.
- iv. The Board will complete their neighborhood inspections by the May meeting.
- v. An e-mail will go out to the neighborhood reminding homeowners to seek approval from the DRC prior to making improvements.
- vi. Discussed sending out a newsletter each spring with the DRC guidelines along with the process to submit a request to the DRC. The DRC Request Form would be included. Will discuss at next meeting.

b. Pool

- i. Pool Inspections – Hydrodynamics will look at the equipment of the pool, pool deck etc. to get an estimate on what must be done to the pool. This will be scheduled in May or early June.
- ii. 2013 Repairs and Wish List – Bridget Cunningham had provided a list of necessary repairs to the pool, pool house and pool area. This includes cleaning of the heaters. This is in the budget and will be completed prior to running them. Hydrodynamics will provide this service. Repairs to the Guardhouse must be made. This includes the door jambs, repairs to the sliding glass door and repairs to the bathroom shower stall. Cheryl will contact a maintenance company to provide an estimate for all repairs.

- iii. Roof Inspection/Flagstaff Quote to replace – The Board voted to replace the pool house roof as it was beyond repair. Replacement will take place in April.
- iv. Pool house supplies – Bridget Cunningham will purchase the pool supplies.
- v. Lights in the Pool house – these will need to be looked at again this year. Check to see if Hydrodynamics can provide this service.
- vi. Plants for the pool. Bridget will purchase plants for the pool deck area.
- vii. Pool umbrellas – Bridget is checking with Shadescapes to see about replacing the umbrellas since there is a lifetime warranty.
- viii. Pool Party Contract – consider revising the current contract be amended to include parties where the pool has not been rented. Should an additional lifeguard be provided? The Board will investigate what other neighborhoods do. This will be discussed again at the April meeting.
- ix. Pool hours – discussion about pool hours. Should we extend the hours on Saturdays to 8:00 pm? This will be reviewed again in April meeting.
- x. Board will review contract with Perfect Pools. Had from Perfect Pools should begin attending HOA meetings or submit monthly report to HOA from April - September.

c. Tennis – Nothing new reported.

d. Irrigation and Landscape

- i. 2013 Landscape & Irrigation Projects – New plan being devised by the landscape committee for Holly (north of Fremont) and part of Fremont. Once finalized, plans and expectations will be reported to the neighborhood for review and comment. The Landscape Committee will provide the Board with more information at the Board meeting in April.
- ii. Backflow Preventer Recommendation – This will be tabled until the fall.
- iii. Notice from Denver Water

e. Social - Nothing new reported

f. Website – See Homeowner Forum- meeting minutes are now being posted. Inquiries regarding financial statements are now directed to ACCU, Inc.

III. Old Business

- a. 7126 S Hudson Cir – New homeowners.

IV. New Business

- a. Republic – 96 gallon trash containers. These are too big for garages. The Board decided not to use the 96 gallon trash containers Republic Waste would provide.
- b. Insurance Renewal – Board agreed to renew the current insurance policy.
- c. Items Brought by the Board – No additional items were brought by the Board.

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 the meeting was adjourned at 8:25 pm.

Next Meeting: April 22, 2013