

**Homestead Farm Association  
Board of Directors Meeting  
April 22, 2013**

**I. Call to Order**

Board Members present: Lance Bourque, Stephen Crouch, George Carlstrom.  
Homeowners present: There were 6 homeowners in attendance  
Meeting was called to order at 7:05 pm.

**Homeowner Comments from the Floor:**

No homeowner comments.

**II. Approve Board Meeting Minutes of March 25, 2013**

Motion: Lance Bourque Second: George Carlstrom

**Review and Acceptance of Treasurer's Report –March 2013 Financial Statement**

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 – The homeowners were present to discuss the matter. They brought material samples and pictures of roofs on other neighborhood houses. They asked that the Board reevaluate the rejected variance request and The Board agreed to make a final decision within 10 days.
- 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. An e-mail will go out to the neighborhood reminding homeowners to seek approval from the DRC prior to making improvements.
- v. A fine schedule is being drafted and will be approved for failing to submit DRC requests or violating the policies.

b. Pool

- i. Had Bradbury from Perfect Pools was in attendance.
- ii. There was recent vandalism at the pool estimated to be \$50 in damages. The incident was reported. The possibility of adding exterior lighting/spotlights with timers was discussed. A new upgraded lock was also recommended. These items will be added to the existing list of repairs.
- iii. Pool Staff - The pool staff has all been hired for the summer.
- iv. Pumps - The need for new pumps was discussed as the existing pumps are 30 years old. Backups are on hand and it was estimated that the pool would only be down for about an hour if the existing fail. The Board decided to order new Whisper Flow pumps once the backups need to be used.
- v. Pool Hours – The pool is scheduled to open to the community on May 25<sup>th</sup>. New pool hours were recommended and approved.
- vi. Repairs – Roof replacement has been completed. Doors have been re-hung. Other items on repair list to be completed soon. Spotlight and upgraded lock were added to the repair list. Electrical quote is being revisited.

- vii. Pool Party Contract – Board has reviewed the contract and draft from Perfect Pools should be completed shortly with few changes from last year.
- c. Tennis – Nothing new reported.
- d. Irrigation and Landscape
  - i. An estimate to remove six tree stumps for \$560 was approved.
  - ii. Walk Through Suggestions: After a walk through, it was recommended that new mulch be put down along Fremont. All Phase is providing a quote. It was also decided to stop watering strip of grass along Holly to be replaced by rock.
- e. Social - Nothing new reported
- f. Website – Generic email addresses for Board members are being created.

### **III. Old Business**

- a. Insurance policy includes \$1000 deductible

### **IV. New Business**

- a. Split rail fence is needed at Glencoe entrance. This will be sent out for quotes.
- b. Cover box over valves at Glencoe entrance needs repaired or replaced. Currently gathering quotes.

### **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 8:30 pm.

**Next Meeting: TBD as the next scheduled meeting falls on Memorial Day.**