

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

I. Call to Order

Board Members present: Lance Bourque, Stephen Crouch, Gwen Molfino, Brian Perkins
Homeowners present: There were 5 homeowners present
Meeting was called to order at 7:02 pm.

Homeowner Comments from the Floor:

- Homeowner is concerned about the current condition of the pool area. They are wondering what happened to the pool surveys taken awhile back.
 - o No action was taken after the pool survey because the results from the survey were inconclusive/incomplete.
 - o The board decided to reconnect with HydroDynamics for a second evaluation.

II. Approve Board Meeting Minutes of April 25, 2013

Motion: Brian Perkins Second: Stephen Crouch

Review and Acceptance of Treasurer's Report – April/May 2013 Financial Statement

Motion: Gwen Mofino Second: Lance Bourque

II. Committee Reports

a. DRC

- i. Log: Log is up to date. No outstanding new requests.
- ii. The DRC completed the roofing evaluation and provided a list of approved roofing materials and colors to the Board. The approved list will be distributed to homeowners.
- iii. When making architectural change requests the DRC requests that homeowners provide as detailed information as possible about their request. They ask that landscape designs come in pdf form and paint requests include detailed information about the selected color.
- iv. There was discussion of the fencing along the Fremont entrance not matching. This will be discussed further in future meetings.

b. Pool

- i. Had Bradbury from Perfect Pools was in attendance and gave a pool update.
- ii. The new Whisper Flow pumps have been installed and are working great.
- iii. Had is very pleased with the young Homestead Farm staff at the pool. They are doing a great job and their work is much appreciated!
- iv. Perfect Pools can provide a person to look over the pool grounds and give updates on needs. This option will be discussed further in the future.
- v. Log from chemical testing can be found on site in the pump room.
- vi. Urinal in boys bathroom needs to be fixed.

c. Tennis

- i. No new business.

d. Irrigation and Landscape

- i. Rod and Kevin from All Phase were in attendance to discuss the dryness of the grass and other watering issues.
 - ii. The root cause of the problem was identified as a faulty flow sensor. When the system did not detect water flow, it automatically shut off the zone and it would not get watered. All Phase is confident the grass will come back in a few weeks and will monitor the watering daily until it starts looking green again.
 - iii. All Phase is going to start providing the Board with usage reports.
 - iv. A sprinkler line break near the pool was also found and fixed.
 - v. The Board discussed a proposal provided by Tim Dunn to complete the design planning for the Fremont & Holly renovation plans. It was decided that samples from past jobs and references would need to be provided before approval.
- e. Social - Nothing new reported
- f. Website – Nothing new reported.

III. Old Business

- a. Electrical work on the pool clubhouse continues.

IV. New Business

- b. Documents on new 2013 legislation and Board of Director information was provided to the Board for review and to be filed.

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 8:24 pm.

Next Meeting: Scheduled for August 22, 2013 at 7:00pm.