

**Homestead Farm Association  
Board of Directors Meeting  
February 24, 2014**

**I. Call to Order – 7:00 pm**

Board Members present: Stephen Crouch, Gwen Molfino, Brian Perkins, and John Killorin

**Homeowner Forum - Comments from the Floor: NA**

**II. Approve Board Meeting Minutes of January 27, 2014**

Motion: Molfino Second: Killorin

**Review and Acceptance of Treasurer's Report – December 2013 and January 2014  
Financial Statements**

Motion: Molfino Second: Killorin

**II. Committee Reports**

a. DRC

- i. Log *No issues or concerns*

b. Pool

- i. Pool, equipment & deck evaluation (Hydro-Dynamics) *Estimate to fix everything per Hydro Dynamic Services is over \$250K. On the estimate, nothing is prioritized. Based on concern over this information which lacks detailed explanations, we are recommending that our HoA form a Pool Committee. The committee would be 5 or 6 residents including 2 from the board (Molfino/Perkins). The committee should include those that use the pool more than average and those that use it very little. Also residents that may be able to provide expertise related to pools, plumbing and electric. Gwen Molfino and Brian Perkins will work on establishing the committee, establishing goals and ultimately providing recommendations and what needs to be done and when.*

- c. Tennis *The locks are fixed! No other issues or concerns.*

d. Irrigation and Landscape

- i. Landscape Renovation/Irrigation – *Lance will be sending an e-mail to the neighborhood to gather feedback on how to proceed with Fremont landscaping. This will be a topic of discussion at the March meeting after feedback has been gathered. Feedback is also welcome at the meeting.*

- e. Social *No issues or concerns.*

### **III. Old Business**

- a. Church ad on website- *The Church is updating an advertisement. No time frame given as to when they will provide the finished version for us to publish.*

### **IV. New Business**

- a. Matt's Maintenance – stump removal and tree trimming (will bring proposal to the meeting). *An estimate for grinding stumps and trimming trees in common areas around the neighborhood came in over \$7k. It included tree trimming on branches less than 12 feet high which are covered by our existing landscaping contract. Cherlynn Witt will ask for a new estimate for issues needing to be addressed over 12 feet only.*
- b. Reserve Study for our HoA is due in 2015. *The state requires that reserve studies are completed every 5 years. We will need to do level 1 or 2 Reports. Per Aspen Reserve Specialties (ARS) Level 1 cost \$2670, Level 2 \$2150 with 7 week turn around. Cherlynn Witt will see if we could do a study only on the pool this year. Then do the remainder of the survey next year to help spread out the cost. This would provide the potential pool planning committee an unbiased opinion related to potential pool repairs and associated costs. Also, it would help get a handle on what we need to do now and what we could do later.*

*We discussed getting a copy of Reserve Reports completed by ARS for other HoA's to see what we can expect for the cost. Also consider getting a second opinion for price purposes.*

### **V. Violation Report, Maintenance Report- No new concerns.**

### **VI. Adjournment 8:25PM Next Meeting: March 24, 2014 at 7:00 pm**