# Homestead Farm Association Board of Directors Meeting March 24, 2014

## I. Call to Order – 7:05 pm

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

## II. Guest Speakers

- Had Bradbury Perfect Pools
  - -Reported pool was underway to getting started up for 2014 season
  - -Board had concerns about previous invoicing
  - -Explanation of cover having so much water on it.

-Board asked for contractor to get pricing for cost of the insulated cover for the pool.

-Board asked contractor for full detail of addendum charges that were not paid in previous years.

- Ben Woffard Solar City
  - Contractor explained the process of the installation of solar panels
  - Board agreed that the Design Guidelines need to be amended to include more detail and a change to the electrical box. They also stated that the Guidelines should include the request for contractor license and building permits.
- Kevin Englert All Phase Landscape
  - Contractor addressed issues brought up from the floor concerning weed control on the greenbelt south of the swimming pool. He also discussed replacing rock in common areas, irrigation issues, and pruning/tree trimming issues. The discussion that the Hunter wiring proposal by All Phase has been approved.

## Homeowner Forum - Comments from the Floor:

Several homeowners from the community were present and discussed pool repairs, landscape issues and a Architectural Improvement request violation.

## II. Approve Board Meeting Minutes of March, 2014

Motion: Molfino Second: Killorin Vote was unanimous.

Review and Acceptance of Treasurer's Report – February 2014 Financial StatementsMotion: MolfinoSecond: PerkinsVote was unanimousSecond: Perkins

#### **II.** Committee Reports

a. DRC

Log No issues reported however Roger Gail chairperson of the committee stated he would create new Design Guidelines and talk to the DRC and then submit them to the Board for approval.

b. Pool

Reserve Study for Pool only. This project has been tabled until 2015 Reserve Study for All Common Elements/Pool update. Project tabled until 2015.

c. Tennis

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Game, Set, Match proposal – The Board agreed that the Tennis Court was in good shape and did not need to be cleaned at this time.

d. Irrigation and Landscape

Landscape Renovation/Irrigation All Phase come up with a plan of fixing the wiring issue under the street and driveway, and what will that cost? Kevin gave an update on this project and the wiring to be done by All Phase has been approved.

e. Social- This subject was not able to be discussed due to lack of time.

### **III. Old Business**

Matt's Maintenance – This subject was not able to be discussed because of lack of time.

### **IV.** New Business

- a. Spring Property Inspections- The Board will be performing a spring walk thru to observe and report violations in the community and issues with grounds.
- V. Violation Report, Maintenance Report- Nothing to report at this time.

### VI. Adjournment 8:40PM

Next Meeting: May 26, 2014 at 7:00 pm