

**Homestead Farm Association  
Board of Directors Meeting  
June 23, 2014 – 7:00 p.m.**

**HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

**I. Call to Order – 7:03 pm**

Board Members present: George Carlstrom, Stephen Crouch, Gwen Molfino, Brian Perkins, John Killorin was unable to attend. Debbie Gordon was present from ACCU,inc.

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

**II. Approve Board Meeting Minutes of May 19 , 2014**

Motion: Stephen Crouch                      Second: Gwen Molfino All were in favor.

**Review and Acceptance of Treasurer’s Report – May 2014 Financial Statements**

The financials were not able to be approved at this meeting due to Board members did not have the financials in time to review. They will be reviewed and approved at the July meeting.

**III. Landscaping**

The Board discussed several issues concerning the landscape in the community. Emphasis included the water usage, and the irrigation system. The Board expressed concern about All Phase and the ability to manage the irrigation system. The Board decided they would call the Sales Representative and the Owner of All Phase to discuss their concerns.

The planting of trees along the greenbelt was also discussed. It was reported that Swingle Tree would be planting several trees to enhance the beauty of the community. The Board also discussed the removal the dead in the trees along the green belt. The proposal of this project was extremely expensive and wanted to see if the cost could be reconsidered by the contractor that provided the proposal.

Also discussed was a request from a homeowner to have the vines replaced because the landscaper had killed them using weed killer. The Board agreed to pay for the replacement however All Phase would be ultimately responsible.

**IV. Committee Reports**

DRC Committee: Chair Person John Gail reported that there had been several requests in the past month. The Board received the log of all the requests and questions were answered. The Board was still in agreement that if a homeowner performs exterior improvements without an approved request, a fine would be implemented.

Pool Committee: Several issues concerning the pool were spoken about including the repair of the wader pool. The Board has approved to have the wader pool pump installed. this would be done as soon as the pump arrived.

Other items spoken about were the possibility of installing Astro Turf, shade for the pool area and furniture for the pool. Brian Perkins stated the Pool committee still needed to put

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together some proposals to produce to the Board on some of these items.

The Board looked at the pool passes that were ordered. They agreed that a procedure of how to handle the pool passes needed to be developed. At this time the passes would not be utilized until the procedure was approved by the Board.

Social Committee – There was no one present for the Social Committee.

**V. Old Business**

Waiver for parties at the pool. Debbie Gordon stated she had spoken with the attorney concerning a waiver for the parties at the pool so the Association would be covered in case there was a liability issue. She stated the attorney could create this document for \$495.00. Gwen Molfino motioned to have the attorney create the waiver for the pool parties and Stephen Crouch seconded the motion. All were in favor.

**VI. New Business**

The Proposal to remove the dead wood from the trees was tabled because of cost and the Board asked to see if it could possibly be lowered.

Interim Business – Business decision approved by the Board via email to be documented in the minutes:

- Board approved to accept the proposal to plant trees on green belt from Swingle Tree for the sum of \$3,400.00.
- Board approved to install new wader pool pump for the sum of \$1850.00 by Absolute Pool Company
- Board approved to repair pool lighting proposal of \$861.32 by KLM Electric

**VII. Violation Report, Maintenance Report**

The violations in the community including commercial vehicles, yard appearance, fans in upstairs windows and paint issues were discussed. Violators will receive letters concerning these issues.

**VIII. Adjournment - Next Meeting: July 28, 2014 at 8:40 pm**