

**Homestead Farm Association
Board of Directors Meeting
July 28, 2014 – 7:00 p.m.**

HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122

- I. Call to Order – 7:00 pm** HoA board members present: *Gwen Molfino, George Carlson, John Killorin, Stephen Crouch, and Brian Perkins*

Homeowner Forum - Comments from the Floor.-*How many bags are covered each garbage collection date? George will find out and e-mail neighborhood.*

- II. Approve Board Meeting Minutes of May 19, 2014-** *Motion Perkins, second-Molfino, third- Carlson*

Review and Acceptance of Treasurer's Report –May & June 2014 Financial Statements

- *Stephen asked that expenses are posted in a timely/consistent manner to better access HoA financial situation.*
- *Stephen also asked Debbie Gordon to look into how/ when water bills are posted.*

III. Landscaping

- A. *Irrigation System- Stephen asked that we have All Phase & Hunter review the irrigation systems performance while still in warranty. We are not getting what we paid for.*
- B. *Tree Planting– Planted and doing well along greenbelt*
- C. *Removing Dead from Trees- We will consider having Matt's Tree service remove dead limbs in phases.*

IV. Committee Reports

- A. *DRC Committee- No issues outstanding. George went over DRC suggested updates to rules.*
- B. *Pool Committee- No issues, Pool Committee will be making recommendations for pool and pool facility updates to be potentially completed before the 2015 swim season.*
- C. *Tennis Committee- No updates*
- D. *Social Committee- No updates*

V. Old Business

- *Matt's Maintenance Proposal- Stephen recommended that we consider in the Fall to be completed 2015.*

VI. New Business

- *Pool Pass procedure. This will be implemented next year.*

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

VII. Violation Report, Maintenance Report- *No major issues although parking at a neighborhood rental home is a concern. We will ask our lawyer what HoA's can and cannot do related to these concerns.*

VIII. Adjournment - Next Meeting: August 25, 2014 at 7:00 pm