

**Homestead Farm Association  
Board of Directors Meeting  
August 25, 2014 – 7:00 p.m.**

**HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

**I. Call to Order – 7:00 pm**

**II. Board Members present:** *Killorin, Molfino, Crouch, Carlstrom*

**Homeowner Forum - Comments from the Floor-** *Concerns over renters, vehicles and parties. What can be done? Association Lawyer, David Firman suggested created habitual offenders rules with escalating fine structure.*

**III. Approve Board Meeting Minutes of July 28, 2014** *Motion Molfino, Second Crouch & Killorin*

**IV. Hindman Sanchez –Association Lawyer David Firman**

- Hindman Sanchez Retainer Agreement- *Motion to approve, Molfino, Second Killorin*
- Pool Party Agreement- *Implement next year.*
- Tennis Court (lessons by outside entity) liability- *Create policy requiring Homestead homeowner? Killorin to contact Claire Ambross to discuss possible policy.*
- Single Family Home Restrictions- *Keep records pictures, times & dates of disturbances. Call police when needed and inform Debbie Gordon.*
- Design Guidelines/Rules and Regulations- *In process Roger handling.*

**V. Review and Acceptance of Treasurer’s Report – July 2014 Financial Statements** *Crouch motion to approve financials, second Killorin and Carlstrom.*

- 2013 Audit
- 2013 Taxes

**VI. Landscaping**

- A. Irrigation System- *Get Hunter tech from California out for training with All Phase.*
- B. Removing Dead from Trees- *Approved*

**IV. Committee Reports-** *no issues*

- A. DRC Committee
- B. Pool Committee
- C. Tennis Committee
- D. Social Committee

**VII. Old Business**

- A. Pool Party Agreement- *tabled for Q1 2015*
- B. Pool Pass Agreement- *tabled for Q1 2015*

**VI. New Business**

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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 issues*

**VIII.** Adjournment 8:46 PM- Next Meeting: September 22, 2014 at 7:00 pm      Budget Meeting