

**Homestead Farm Association  
Board of Directors Meeting  
September 22, 2014 – 7:00 p.m.  
HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

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

**Homeowner Forum - Comments from the Floor.**-*There were no comments from the homeowners at this meeting.*

- II. Approve Board Meeting Minutes of August 25, 2014-** *Motion Brian Perkins, second-Gwen Molfino all were in favor.*

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

- *Treasurer Stephen Crouch reviewed the financials prior to the meeting via email with the Board of Directors. His comments were that the financials looked like they were in line.*

**III. Landscaping**

- A. *Irrigation System- Flow reports are still not coming in consistently from All Phase Landscape. The Board asked for Debbie to follow up on this. The Board also asked Debbie to go out to bid for landscape for comparison. George also said in general the Board was not happy with the performance of All Phase and he intends to write a letter to All Phase pertaining to the dissatisfaction.*
- B. *Debbie reported the dead limbs up to 10 feet have been removed and that Matt’s Tree service will be arranging a time to remove the higher dead limbs. We will consider having Matt’s Tree service remove dead limbs in phases and all safety issues will be addressed.*

**IV. Committee Reports**

- A. *DRC Committee- The updates on the design guidelines are not completed yet. This was tabled until the October meeting.*
- 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- The fall festival and the sleigh ride are now being organized.*

**V. Old Business**

- A. *Pool Party Agreement/Passes – This will be tabled until January*

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**VI. New Business**

A. Neighborhood Watch

*This topic has been brought up to have interest to the Board. The Board decided to bring this topic up at the annual meeting to see if there would be interest and possibly a committee that would like to organize this.*

B. Interim Business – *Business decision approved by the Board via email to be documented in the minutes. There were no decisions made via email*

**VII. Violation Report, Maintenance Report-** *Debbie Gordon gave the violation report for the community. She stated there has been no communication from the habitual offender home. She is continuing to fine the homeowner.*

**VIII. Adjournment - Next Meeting: October 27, 2014 at 7:00 pm**