

Homestead Farm Association
Board of Director Meeting
June 22, 2015 – 7:00 pm
Homestead Farm Association Centennial, Colorado 80122

- I. **Call to Order**-The meeting was called to order at 7:06 pm-the board members in attendance were Brian Perkins, Jeff Muller, Steven Crouch and John Killorin. Jenna Woodman was present from ACCU. There were 3 homeowners in attendance.
- II. **Open Forum**-There was no need for an open forum, none of the homeowners had anything to discuss.
- III. **Approval of Meeting Minutes**- Brian Perkins motioned to accept the meeting minutes from May 26th, Jeff Muller seconded and all approved.
- IV. **Financial Review**-The financials were reviewed by Steven Conch-tit was asked that all Xcel and All Phase invoices get scanned and sent to Steven and Jeff.
- V. **Committee Reports:**
 - **Pool Committee:**
 - There was a recap that the new toilets were installed in the women's bathroom prior to the big swim meet. It was explained that ACCU called out a plumber to do the work instead of allowing an un-insured handy man to do this. This is for the protection of the HOA as many things can go wrong when installing toilets and a vendor not being properly insured can become a very expensive burden for the HOA and not worth the risk.
 - Next it was discussed that some of the old pool furniture was sold to Cherry Knolls. The total that was made on these was \$900. Homestead Farm kept about 10 chairs to have as extras and then it was discussed to use the money for umbrellas for the pool area. Homeowner Bridget Cunningham said she would look into these thru Sam's Club and then Jenna can get a check issued for her.
 - The dead bushes by the entrance to the pool were discussed and ACCU will send a work order out to All Phase and have them look at them and pull them if they do not think they will come back.
 - **Tennis Committee:**
 - It was brought up as to the specifics from the Tennis Court Contract-Jenna will find the contract and provide it for the next meeting
- VI. **Old Business**
 - **Pool Passes:**
 - It was discussed that the pool passes would be put off for this year. There was a discussion of alternate ways to handle this in the future. One homeowner brought up the keyless entry and needing a code-and even said that you can program it to have certain peoples codes work for different times of the day i.e.

if they want to swim laps in the morning and have signed a waiver that they can swim without a life guard on duty.

- The reserve study was discussed and it was brought up as to why the plumbing was not ever mentioned on it for the pool itself. Jenna said she would look into this.

VII. **New Business**

○ **Fence Staining**

- The fence staining was discussed, it was brought up that we had 14 people respond-2 were going to stain the fences themselves and 12 were going to have Prestige stain theirs. It was decided that any home backing up to Medena Park does not have to stain their fences but anyone who backs up to the church, Easter, Holly or Dry Creek do need to have this done. If an owner wants to stain the fences on their own, they can-the information is on the website.
- It was also discussed that if you have an exterior fence that is 4 feet and should be 6 feet it does not have to be replaced immediately, **unless**, the fence is more than 50% damaged

○ **Pool Repair/Replacement**

- It was discussed about the best way to handle the future of the pool-there has been a committee created to head up this project. It is in the beginning stages. One thing mentioned off of this was that we should do a mini scrape of the parking lost this fall and re-paint it however it was brought up to hold off on it for now in case we replace the pool and decide to fix the parking lot then.

○ **Pool Contracts**

- It was decided that all pool parties and scheduling will go thru Jenna at ACCU so she can make sure everyone has the proper information and updated contracts. Bridget will send the information to Jenna.

VIII. **Adjournment**

- The meeting adjourned at 9 p.m.

IX. **Next Meeting**

- The next meeting is scheduled for Monday July 27th at the South Holly Baptist Church at 7 p.m.