

**Homestead Farm Association
Board of Director Meeting
July 27, 2015 – 7:00 pm
Homestead Farm Association Centennial, Colorado 80122
Agenda**

The meeting was called to order at 7:06. the board member in attendance were; Brian Perkins, Jeff Muller, Steven Crouch, John Killorin, and Mike Lombardo. Jenna Woodman from ACCU and 4 homeowners were present.

I. Open Forum: The floor will be open to any comments from homeowners.

There was comment from one homeowner on DRC approval process and timing RE: his roof request. A discussion about possibility of adding other contractors to the approved vendor list and/or being able to choose other preferred contractor whose pricing/service is better. Also mentioned was the need for immediate repair to the perimeter pool fence. A work order has been opened to address it this week.

II. Approval of Minutes dated June 22, 2015

- Motion: Brian Perkins Second: Steve Crouch

III. Review and Acceptance of Treasure's Report

- Motion: Brian Perkins Second: John Kilorin
- Discussion included review of again report and credits applied from past water invoices. This included discussion of the pool phone service and legal fees YTD.

IV. Committee Reports

- Pool Committee – no formal update; however, there is a group of homeowners who are looking into the situation of the aging pool / reserve study to provide a summary of options for repairs or improvements for the residents to review. Further there is agreement that the board need look at bids for pool management for next year and consider increasing the level of management to standardize process for pool party requests/payment, senior life guards and monitoring access and gates.
- DRC Committee – there were no outstanding requests or issues to be discussed
- Tennis Committee – no committee members were present and there are no known items to be discussed.

V. Old Business

- Reserve Study – study to be published to residents. Executive summary of options for common space will be a topic in the coming months so the community can make decisions on how to address the pool area ahead of any issues/expenses

- ACCU and their Approved Vendor List

- Fence Staining – another reminder will be sent by ACCU early in August to solicit response, followed by a warning of fines if no response is earned by Aug 31, 2015
 - 34 responded to have Prestige do it
 - 8 responded and will do it themselves
 - 21 have not yet responded

VI. New Business

- Pool Entry Procedure – While looking at new pool management bids, the committee will discuss possible procedure changes as part of the overall management contract.
- Violations Report
 - Drive thru/walkthrough schedule and plan has been offered by ACCU to visit the neighborhood weekly.
- Maintenance Report

VII. Adjournment

VIII. Sign Checks