

Homestead Farm Association
Board of Directors Meeting Minutes
Monday August 24th, 2015
7:00 p.m. at the South Holly Baptist Church

The meeting was called to order at 7:06. The board members in attendance were; 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 the floor about the deterioration about the drainage culvert running east into the open space above the pool. Stated that concrete and grating may need inspection and/or repair.
- There was also a discussion from a homeowner, Jason Lang who recently replaced his fence along Fremont. He brought up that he followed all the rules with the DRC and receiving approval as well as following the Covenants from the community even though one of his neighbors disagreed with his fence. The fence was still installed as it was approved. Further discussion of the fence heights in the future will need to be brought up.

II. Approval of Minutes dated July 24, 2015

- Motion: John Killorin, Second: Mike Lombardo
- Minor adjustments made to July 24th minutes per Jenna

III. Review and Acceptance of Treasure's Report

- Motion: John Killorin Second: Mike Lombardo
- Discussion included review expense items ytd, watering bills and pool expense. At current we're slightly ahead of 2015 budget mainly due less water usage given the wet weather.

IV. Committee Reports

- ACCU is providing names of pool mgt. companies to allow Homestead to look at options going into 2016.
- suggested that there will be a pool process and management session in the next 2 months to discuss service, swim team, staffing, processes to allow us to scope requirements and inputs to discuss with possible pool mgt. change
- Two committees have been established to look at options surrounding upkeep and repairs of the aging pool and ground. The group has begun to research adjacent neighborhoods facilities, upgrade / repairs expense, HOA dues, number of residents, amenities and reserves to understand how Homestead Farm stacks up. Further has talked to pool specialists and contractors to get initial guidance and estimate on repair

of pool, deck, pool house, etc.. The goal is to provide an executive overview to the neighborhood and share information about options in the next 2 months.

- i. Keith Robinson is heading design and finance
 - ii. Andy Blackford, Kevin Sherrod are heading construction
- DRC Committee – Fence staining has been postponed with a completion date of 9.15.15.
- Tennis Committee – no committee members were present and there are no known items to be discussed.

V. Old Business

- 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
 - i. Several residents have not 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
 - i. Drive thru/walkthrough schedule and plan has been offered by ACCU to visit the neighborhood weekly.
- Maintenance Report – nothing to report

VII. Adjournment