

Homestead Farm Association
Board of Directors Meeting Minutes
Monday October 26th, 2015
South Holly Baptist Church

I. Call to Order 7:02 pm

Board attendees: Brian Perkins, Stephen Crouch, Mike Lombardo and Jeff Muller.
7 homeowners attended the meeting.

II. Open Forum – no comments from the floor

III. Approval of Meeting Minutes

Approved

IV. Approval of Budget

Motion: Mike Lombardo

Second: Brian Perkins

V. Committee Reports

- *DRC*
 - 5311 E Hinsdale Court-roof; homeowner attended the meeting. Board heard comments from homeowner and other residents in attendance. Agreed to discuss the matter towards a response
 - 7158 Hudson Lane-red fence. Homeowner did not attend the meeting. Board and other residents discussed the issue and read the comments from DRC members who were asked to look at the roof. Board agreed to drive by the home to look at the roof and discuss further towards a response.
- *Pool – volunteer residents have begun a discovery phase to understand options for maintenance/repair or update or replace of the common ground facilities. This is need based from the findings of the 2015 reserve study that tennis courts, pool and surrounding common assets are 35 years old, in declining repair and will require significant investment over the next 5-6 years.*

VI. Unfinished Business

- Fence height on Fremont
- Pool Contracts
- Fence Staining
- Tree Removal – discussed several cottonwood trees which

appear to be dead or dying that will need to be removed in the next year. Noted the one near the corner of pool parking lot needs attention this fall. ACCU working to schedule.

- Noah Graham's Memorial – Board approved \$300 to provide planting of new tree in place of the one removed.

VII. New Business

- Budget for 2016 review and approval so we can get this out in the mail. Proposed by 2016 budget by Stephen Crouch. Approved by Brian Perkins, Second by Mike Lombardo.
- Proposed increase of HOA dues by 10% for 2016. Approved by Brian, second by Mike.
- Proposed to create a Reserve Study Committee chaired by Andy Blackford. Approved by Mike Lombardo, second by Brian Perkins.
- Proposal to schedule the annual meeting on 11.30.15. Approved by Stephen, Second by Brian.
- Board recommending an assessment of \$50/qtr for 2016 and 2017 to bring reserves up above a 50% recommended level. Approved by Brian, Second by Mike
- There are 2 open board positions up for vote at the annual meeting; Dave Watanabe, Jeff Holmes have volunteered and will be put on the ballot.

- VialFotheringham Referrals
- Bridge Repairs – estimate has been received but seems high. Board asked ACCU for other bids
- Locks for tennis courts
- Manager's Report
 - Violation Report
 - Maintenance Report
 - Manager's Report

VIII. Next Meeting

- The next meeting is the annual meeting on November 30th 2015.

IX. Adjournment 8:55pm