

**Homestead Farm  
Annual Meeting  
South Holly Baptist Church  
November 30, 2015 at 7:00 pm  
Minutes**

- I. Call to Order at 7:00 pm
- Welcome and Introductions
  - Board attendees
- Brian Perkins (x) John Kilorin (x) Jeff Muller (x) Michal Lombardo (x) Stephen Crouch (x)
- II. Proof of Meeting Notice
- Establish a Quorum (25 in person or by proxy)
  - Quorum established to conduct a vote for new board nominees and 2016 Budget Ratification with 50 attendees in person and 54 represented by proxy. Results summarized in IX.
  - Quorum was not reached to conduct a vote for the proposed special assessment; however, a straw poll was conducted. Results summarized in IX.
- III. 2014 Annual Meeting Minutes
- There will be no reading of minutes or acceptance of minutes because there was not a quorum met in 2014
- IV. Open Forum
- The board requested conversation regarding the assessment and budget ratification to be tabled for a few minutes as agenda item VIII would focus specifically on those topics.
  - There was a comment from the floor about classification of expenses for a repair of an existing asset vs. adding a new asset.
- V. President's Report
- Brian Perkins shared some of the challenges the board faced over the past 12-18 months to include; ACCU representative for Homestead Farm turnover and inconsistencies, dealing with irrigation issues and reviewing contracts.
  - Brian expressed gratitude for the many volunteers and committees that help throughout the neighborhood; mentioning specifically the great job the DRC has done in handling a very high volume of requests due to the hail and hard freezes in 2013 and 2014.
  - Another success cited was over the past 5 years the board has

increased the reserves from \$45k to nearly \$180k.

- Parting recommendation to the future board 1. Continue to strengthen the Reserve portfolio, 2. Consider improvement on common assets just as a homeowner would improve their property with current amenities not install another like 35 year old fixture, 3. Board is obligated to provide information to residents and a plan to increase reserves over time, rather than face a possible lump sum payment that residents are not prepared for to address the issues the aging facilities face.

#### VI. Treasure's Report

- Stephen Crouch reviewed the details of the 2015 / 2016 budget. Then advanced into the review the proposals.

#### VII. Election of Board Members (2 Open Spots)

- Nominations
  - Jeff Holmes
  - Dave Watanabe
  - Both Jeff and Dave introduced themselves to the attendees
  - Vote was conducted results published on item IX.
- Ratification of 2016 Operating Budget
- Review of 2016 Operating Budget, including a dues increase as well as a quarterly special assessment
- Approval of 2016 budget and assessment
- The board provided an overview of the reserve study with the following points
  - Homestead enjoys similar amenities to peer neighborhoods; yet has a smaller income base for which to maintain and improve these facilities.
  - Due to the state of the reserves over the past 5-years, many repairs have not been prioritized.
  - In order to protect Homestead Farm values it would be prudent to consider improvements when making repairs to the facilities.
  - There is certainty that our aging facilities will require significant investment in the next 5-6 yrs for maintenance, repair and replacement.
  - It is an obligation of the board to create awareness of these items and present ways to spread the cost over time, rather than ignore the issues and create potential burden for our neighbors with large lump sum to make necessary repairs or improvements as they occur.
- There was heavy debate and many comments from the floor and board on the issue. Ultimately a healthy conversation with information

shared and input received.

VIII. Vote Results

- a. Jeff Holmes nominated to the board – 99 votes in favor
- b. Dave Watanabe nominated to the board – 94 votes in favor
- c. 2016 Budget Ratification approved – 78 in favor / 22 not in favor
- d. Straw poll on \$50 Quarterly Assessment for 2016 – 59 in favor / 23 not in favor

IX. Other Business

- Fines for not receiving DRC approval to be addressed at January 2016 meeting

X. Adjournment