

**Homestead Farm Association
Board of Directors Meeting
February 23, 2015 – 7:00 p.m.
HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

- I. Call to Order** – The meeting was called to order at 7:05 pm Board Members present Brian Perkins, Jeff Muller and Mike Lombardo. Stephen Crouch, and John Killorin were absent from the meeting. Also attending was Debbie Gordon was present from ACCU Inc.

Homeowner Forum - Comments from the Floor-There were no homeowners present to observe the meeting.

II. Election of Officers

The Board discussed officer positions. It was agreed that Brian Perkins will be President, John Killorin Vice President, Steven Crouch Treasurer, Mike Lombardo Secretary, and Jeff Muller member at large.

- III. Approve Board Meeting Minutes of January 26, 2015**- A motion was made by Jeff Muller and seconded by Brian Perkins all were in favor.

IV. Review and Acceptance of Treasurer’s Report –January 2015 Financial Statements

Because Stephen Crouch was not available for the meeting to give a review of the financials, the January financials have not been approved by the Board of Directors. They will be reported on in the March meeting.

V. Committee Reports

A. DRC Committee- Jeff Muller reported on the selection of landscape contractors. The Board discussed that they would meet with the contractors that had given proposals on March 9, 2015

B. Pool Committee- The Board spoke about the pool and the process that still needed to be taken. Brian Perkins stated that he would be calling the pool committee to discuss the purchasing of furniture and also the when they could meet the potential pool contractors that proposals have already been received from.

C. Tennis Committee- The locks have been repaired on the tennis court. Debbie suggested that maybe a possible solution would be to have a solar motion detector light installed to help detour tampering of the lock.

D. Social Committee- The next event for the community will be the Easter Egg Hunt. Debbie Gordon she would have the check for the social committee given to the Social Committee chairperson.

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VI. Old Business

- A. Pool Party Agreement/Passes – The Board discussed this briefly. The process of how the pool passes are to be handed out still needs to be determined. This will be reviewed at the next meeting. The Board also spoke about possibly using a FOB system. Debbie Gordon stated this system is very effective in other communities and with this type of system the Association has the ability to allow access if the pool rules are not being followed or if a homeowner is delinquent.
- B. Dead Tree and Limb Removal – Debbie Gordon presented a proposal to

VI. New Business

- A. Pool Contract – Reference section V. Committee Reports item B.
- B. 2015 LandscapeContract –Debbie produced the landscape proposals for 2015 and request for proposal sent to several landscape companies. Items they discussed putting in the request were controlling water usage, reading meters weekly and managing the ET system effectively. While a few bids have been received, more are expected in the next weeks. Debbie will share the proposals with the board ahead of next meeting so that a selection can be made in time for spring scheduling.
- C. Fence Painting – The Board discussed the painting of the fence boundary fence the homeowners need to do in 2015. The Board said they would walk the fence to note the repairs needed.

VII. Adjournment - Next Meeting:March 30, 2015 at 7:00 pm.