

HOMESTEAD HOMEOWNER ASSOCIATION Board of Directors Meeting April 27, 2015 – 7:00 p.m. 7101 SOUTH HOLLY STREET CENTENNIAL, COLORADO 80122

I. Call to Order – 7:00 pm

Attendees included board members; Brian Perkins, John Killorin, Stephen Crouch and Mike Lombardo and Alex Barnes from ACCU. No homeowners were in attendance.

Homeowner Forum - Comments from the Floor. There were no comments from the floor

II. Sign Taxes for 2014

Reviewed by board. Signed by Stephen Crouch

III. Approve Board Meeting Minutes from 3.30.2014

Reviewed minutes. Summary of progress since last meeting: Resigned agreement with All Phase Landscaping to provide neighborhood landscape care & maintenance. Services added to include additional services; meter readings, mulch refresh, add a detail crew. Signed Perfect Pools for 2015 pool contract.

IV. Review and Acceptance of Treasurer's Report

Review and approval of the 2015 financial statement by Stephen Crouch.

A. March Financials

Tracking ahead of 2015 budget, with YTD expenses to include trash removal, maintenance, legal and landscaping services.

V. Committee Reports

Pool Committee

- Discussion around pool furniture replacement options, quantify and expenses. Agreement that existing pool furniture does need to be replaced. Research has been conducted over past 30 days considering; style, durable materials, warranty, cost, and ability to repair, replace or match style as replacements are needed in the future. Agreement reached to replace lounge and chairs ahead of pool opening equal to existing quantity.

B. DRC Committee

- Log/ Update

Review to be completed at next meeting once DRC member is present.

- 7192 S. Glencoe Fine

Board approved to waive fine due to extenuating circumstances and materials ultimately met standards of DRC

- 7452 Denial

C. Tennis Committee

Discussed amended contract and reviewed options for cleaning services

VI. Old Business

- A. Pool/Landscape/Tennis Contracts Signed
- B. Russian Olive Trees removed

- C. Reserve Study Approved

- D. Secretary of State Renewal Filed

VII. New Business

- A. Fence Bids and Letter
Board agreement around the homeowner letter and recommended contractor to perform painting and maintenance. Letters will be sent to homeowners with perimeter fences in May

- B. Plumbing Repair/Replace work
Received bids to repair water leak near pool landscaping. Board is approving the work to be completed ahead of pool opening and will add a shut off valve/drain to avoid future freeze leaks in the line.

Discussion to add water meters in the various main landscape areas being strongly considered. This will allow landscape committee and landscape company to have an accurate reading on current consumption ahead of delayed billing cycle and assess water usage by section against proposed allocation and budget.

- C. Solicit Bids for Key Fob entry system for pool
Proposals being gathered for replacement locks at courts and pools considering key fob technology to increase security, ease of resident entry and minimize unauthorized usage. We are beta testing a plastic id card system until a decision is reached on key fob system.

- D. Reminder for June Statements to come out early

VIII. Adjournment - Next Meeting: 5.25.15