

**Homestead Farm Association  
Board of Directors Meeting  
May 26, 2015 – 7:00 p.m.  
HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

- I. **Call to Order – 7:05 pm** Board members present Brian Perkins, Jeff Mueller, Steven Couch, John Killorin, and Mike Lombardo. Alex Barnes was present from ACCU Inc.
  
- II. **Homeowner Forum - Comments from the Floor-** 15 Homeowners attended the meeting and resulted in a good dialog for the majority of the meeting RE: pool, pool house / common area specific items and the need to look into options for major update/overhaul
  - a. Concern was expressed about the plumbing issue below the pool that has stopped water flow to the pool/pool house. Board explained this issue arose on Friday 5.22 and doing the repair over the holiday weekend was not only very expensive it would have disrupted a graduation party and Memorial Day party functions. The repair has been a top priority. Board voted to approve the repair bid. Work has already begun 5.27.15
  - b. Group conversation broadened to the overall conditions of the pool, pool house, bathrooms, pool deck. Items brought to board attention included; slow draining toilets and sinks throughout the building, overall condition of bathrooms and pool house, tennis court clean up, pool temperature.
    - i. Board has authorized the plumbing company doing the repairs to scope the drain lines to improve drainage and agreed to replace toilets and any other safety, maintenance and items found in dis repair to keep the pool safe and operational
    - ii. There was consensus between homeowners and board that the pool / pool house is facing need for major overhaul. The board has agreed to establish an action committee of neighbors to begin looking into options to assemble a plan to help the community look at the impending needs.
  
- III. **Approve Board Meeting Minutes of April 2015-** A motion was made by Brian Perkins, all were in favor.
  
- Review and Acceptance of Treasurer’s Report – April 2015 Financial Statements**
- IV. Stephen Crouch provided an update. We’re on budget for 2015. Focus on rebuilding reserves over the past years is working.
  
- V. **Committee Reports**
  - a. No comment from DRC
  - b. Pool committee - Agreed by attendees to move forward on purchase of the new pool furniture. Other items address in above comments from the floor.
  - c. Tennis committee expressed need for tennis courts to be power washed. This had not been possible with no water to the pool house. Power wash has been scheduled now. Also mentioned landscaping rocks need attention outside the court entrance

**Homestead Farm Association  
Board of Directors Meeting  
May 26, 2015 – 7:00 p.m.  
HOMESTEAD HOMEOWNER ASSOCIATION CENTENNIAL, COLORADO 80122**

**VI. Old Business**

- A. Taxes signed and mailed
- B. Swingle work on Trees – a call has been placed with no response

**VI. New Business**

- A. Finalize fence letter and mail in June
- B. Finalize pool letter
- C. Plumbing repair – repair underway
- D. Reserve Study. Received Board review then posted to HF Web site

**VII. Adjournment - Next Meeting: June 22, 2015 at 7:00 pm.**