

Homestead Farm Homeowners Meeting Minutes
South Holly Baptist Church
February 22, 2016 at 7:00 pm

I. Call to Order at 7:00 pm

Board attendees

- (X) President: John Killorin
- (X) Vice-President: Michael Lombardo
- (X) Treasurer: Jeff Holmes
- (X) Secretary: David Watanabe
- (X) Member-at-Large: Jeff Muller

II. Approval of Meeting Minutes from November 30, 2015 and January 25, 2016

November 2015 minutes to be approved at next meeting

January 2106 minutes approved, motion – John, second – Jeff H., all in favor

III. Treasurer's Report and Approval of December Financial Statements

December 2015 total expenses below budget in spite of additional tree removal expenses, \$8623.55 additional added to reserves above budgeted amount.

Special assessment needs to be added to 2016 Annual Budget

It was determined that pool phone line is no longer required, accounting line item needs to be modified

IV. Open Member Forum

a. DRC related items

DRC Committee not present

5311 E. Hinsdale Ct. Roof appeal to be reviewed by the Board and decision forwarded to Homeowner within approximately 10 days

Fence Staining – 24 of 61 fences currently do not appear to have complied, some Homeowners claim that Premier Painting did not respond, Board is concerned that finished paint quality is poor, walk around to be scheduled

b. Suggestions for improving communication with Members

Focus to increase email list distribution

c. How to efficiently establish list of maintenance and improvement items for prioritization, e.g.,

Tennis Court Lock

Lockbox installed and Homeowners to be notified

Pool House Doors

Deadbolt to storage needs replacement, pool key sets to be verified

Common Area Sidewalks

Jenna plans to meet with concrete repair company for common areas

Public Works request information to be facilitated by the Board and may involve soliciting input from Homeowners

Landscaping, Tree Planting & Removal

Previous Fremont Ave. –north side landscape assessment to be located for Board review

Irrigation repair

Central controller cellular communication issues raised, controllers all currently all independent

Bridge repair

Pool Shell Integrity Test

To be coordinated with pool management company once pool is drained

- d. Feasibility of Coordinating Member Volunteers for reasonable maintenance tasks, e.g. spreading mulch, bridge painting, etc.

Help of Swim Team members suggested, weekend or two before pool opening

V. 2016 Landscape and Pool Management Bid Review

Pool and Landscape Management contracts to be reviewed, assessed, and selections to be made

Homeowners also raised concerns about visible storage/trash cans, damage to fence posts from landscape company weed whackers, use of neighborhood stop signs, neighborhood solicitors, and removed cottonwoods on east Hinsdale Ct

Recommendation to send out HOA spring time reminders for DRC related issues

VI. Adjournment at 8:20 pm

VII. Next Meeting

Meeting is scheduled for Monday, March 28, 2016