

Homestead Farm | HOA Meeting Minutes | April 25th, 2016

South Holly Baptist Church

- I. The meeting was called to order at 7:02 PM. Board members in attendance were Mike Lombardo and Dave Watanabe. Jenna Woodman was in attendance from ACCU.
- II. Then the minutes were approved from February 22, 2016. Mike motioned to approve and Dave seconded.
- III. Then Mike discussed the openings on the board-there were two board members who resigned from the board-Mike thanked them for all their work as well as Jeff Muller who resigned a few months prior. Then he announced that Mark Wieber was appointed to the board and discussed his strengths and how rejoining the board with experience in irrigation and being the former treasurer were beneficial. Mike explained that the board is stabilized with the three active members and mentioned we are looking for new volunteers for the board and other committees. Then Dave explained that Mark is out of town and when he returns they will sit down with him to address the open positions on the board.

Then a homeowner asked why the homeowners do not vote and Jenna explained that when filling the positions in midterm that it is the board's decision. Mark has agreed to the term ending December 2018.

- IV. Then when it came to the financials Mike explained that they do not want to approve the minutes until Mark can look thru the financials since we just lost our treasurer. Jeff Muller then said he wanted to have Mark look into the financials as he does not think that the budget is correct and said he brought it up on the February meeting and asked for it to be addressed, Mike said of course. Then Mike said we are going to take more time to look at the financials a month behind so that we can address all the financials more closely.
- V. Next Mike went into the open items. He first discussed the pool-he explained that there has been a lot of activity at the pool recently with the new company. Today All Star was on site doing core samples and Mike also explained how happy we are with the new companies' attention to the pool. Mike explained that Jeff Holmes, a previous board member had found a recent gas leak and that brings up that All Star will be doing electrical, mechanical and plumbing inspections to ensure everything is safe.

Mike then went into more information on the core samples that will give us a better idea moving forward and how we should handle the pool repairs. Then Karl Goeken, a homeowner asked if there was a pressure valve on the pool and Mike said no and explained what that is and said we need one because of all the moisture underneath the pool and it is something we can install based off of the advice of the pool company.

Then Dave explained that the staffing for the summer is being set. He also mentioned that contact information is online for All Star to make sure there is not any communication issues going forward. Mike also mentioned that he and Dave have keys to the pool in case of emergencies and their contact information is online as well.

Then Judy Frazier, another homeowner thanked the board for changing the pool company and mentioned that there is a lot of natural springs in the neighborhood which also helps the greenbelts but adds to the water under the pool.

- VI. Next Dave talked about the Landscaping companies and how we have contracted with Bright View-previously Valley Crest. Dave mentioned they had a rough start after the spring snow storms. Dave went over the items that they have done, like the aeration and fertilization.

Mike then mentioned we interviewed a lot of companies and that the previous board members chose Valley Crest out of all the companies. Bridget Cunningham then brought up issues with weeds around the perimeter of the neighborhood and Jeff Muller said that was in the RFP for them to address. The board said they would look into this being addressed ASAP.

Then Bridget asked if we can include the entry ways and pool area to be in the landscape contract and said if we do not have volunteers to assist in this that we need to pay for it. So Dave explained that we want to get volunteers because the price for Valley Crest to do this is about \$3000-\$4000 to have them do it and the board was not comfortable agreeing to this until they could ask for volunteers. He said he does not think it would be a lot for someone to help with and that it would benefit the HOA in the long run and allow these homeowners to help make the flower decisions.

Bridget said she does not want this to get tabled but to get addressed now. Mike said they want to have a Volunteer Day-get a dumpster near the pool area then have

people help with the furniture getting cleaned up, freshen up the mulch, cleaning trash around the neighborhood and planting flowers.

Then Judy Frazier volunteered to spear head the flowers at the pool and entry ways- she said she would email out on the neighborhood email to assist in this. Mike mentioned he has emailed the swim team as well to ask for help.

Dave then said that it is very beneficial to have the assistance as they cannot dive into all of these items and again asked for volunteers that it would really help the neighborhood and still make it look great.

Then Jason Maxwell asked for an email to go out to ask for volunteers. Mike mentioned that there was an email that went out in February and there was not an overwhelming amount of responses but he has made a lot of calls to ask people and is working on getting assistance and asked for anyone to reach out to him or Dave who are interested.

Mike then said they heard the growing concerns about dog poop in the neighborhood and the landscaping company will assist however they are trying to figure out what to do for trash removal as we do not want the large trash cans around the neighborhood. Another homeowner mentioned adding dog poop stations and ideas there-maybe help from the landscaping company however Jenna mentioned this would become an issue in the fall when the landscapers are no longer around. Mike said we could hire a teen to do it as well but Jenna said you have to have a license in Colorado for that.

- VII. Next Mike brought up the Fence Staining. He said we sent out letters for the fences that do not look like they were done-some people have called and said that it was done and some people said that it was not. One homeowner expressed concerns and said the HOA cannot enforce this however Jenna explained that this can be enforced because it is in the covenants to upkeep lots. This homeowner said why should he paint his fence on the exterior but the fences on Fremont are all different heights so why is that not enforced. Mike said he agrees with the fences on the interior on Fremont being different however this is a product of 35 years of changes.

Then it was asked why the HOA does not pay for the upkeep for the fence. Greg Gambill said he moved in last summer and received the letter about the fence staining and although he did not want to paint his fence he did it because he is "playing by the rules" and said that the attitudes of people that do not want to do it just because the HOA asks for it that that is not fair to the ones who do it.

Mike explained the different ways that other neighborhoods have addressed this- Heritage Greens paid for their exterior fences and that Homestead Farm II charged the owners for it. The way the documents are written it is the homeowner's responsibility. However Jeff Muller mentioned a letter that we received a letter from the attorney that was supposed to be published changing the definition of the fence height on Fremont. Jeff said we need to let the homeowner know about this but Mike said that there were reasons why the board decided not to publish it and that we would look into it again.

- VIII. Moving on Mike brought up the sidewalks and curbs. He said we have been walking the greenbelts for this as the HOA owns it but the City owns the ones parallel to the streets. Dave has contacted the city on behalf of the neighborhood based on the walkthrough's from the board members and they wanted to step up and help. The City is backed up from the spring snow storms but they will be coming out to submit individual work orders for all properties that need work done.

Then Dave brought up the Volleyball court-the board thanks the volunteers for all the work going into this. The east end of the court has been built back up to help contain the sand and the net was raised and will be tensioned. A lot of these fees a will be paid for by the league however the board voted to approve up to \$600 of HOA funds towards replenishing the sand.

Next Mike brought up a teenager in the neighborhood who is trying to get his Eagle Scout badge and for the project Dave mocked up a drawing to assist in the repairs of the bridge and they will also address the deteriorated timbers at the playground. If they have other time they will assist in the landscaping as well.

- IX. Moving into the Open Forum Bridget asked if we had the work order in for the screens at the tennis courts-Jenna said she was unaware of one however will look into it. Then Bridget mentioned we need a lock on the interior of the court as well- Jenna said she was informed of this today and will get a quote for this as well.

Another homeowner brought up speeding near Hudson Way and Hudson Court. He said that people run the stop sign constantly. It was recommended that the best thing to do is to call the police and increase the calls to them-it should increase the presence in the neighborhood.

- X. The meeting adjourned at 8:15 PM-the next meeting is scheduled for May 23rd, 2016 at 7:00 PM at the South Holly Baptist Church.