

Homestead Farm | HOA Meeting Minutes | May 23rd, 2016

South Holly Baptist Church

- I. The meeting was called to order at 7 PM. The board members in attendance were David Watanabe, Michael Lombardo, Mark Wieber, Kevin Sherrod and Jon Bellum. Jenna Woodman was in attendance from ACCU and there were 15 homeowners present.
- II. Dave motioned to approve the minutes from April 25th, 2016 and Mike seconded
- III. Next was the approval of financials for January, February, March and April. Mark gave the Treasurers Report. He stated that we are doing well on a budget standpoint. Although we look like we're ahead on landscaping and pool we will even out over the summer. Mark asked what the Accounting Services were in there for as we did not spend any money on it yet. Jenna will look into it. Then Jeff Muller, a homeowner had mentioned that Reserves listed in the April Budget Comparison Report were different then what is listed in the approved budget.

Dave then motioned to approve the financials from all 4 months and Mark seconded with the caveat that we figure out a few questions as Mark just began as treasurer.
- IV. Next Dave announced the new members on the board as well as the new members of the DRC. Jon and Kevin have been appointed since the last meeting. Then he discussed the 6 members of the DRC committee who are: Jason Maxell, Jim Reed, Anne Kochevar, Lynn Goetz, Katy Ferriman and Bridget Cunningham. Then Dave said the DRC members are on the committee thru the end of the year and we can reevaluate at the Annual Meeting.
- V. Next Mike spoke about Pool Management. He mentioned the pool opened today for the swim team and spoke about the new pool company as well as all the work that All Star Pools has been doing. That work includes: rounding off the cracked concrete around the corners as well as tile work on the kiddie pool. They have also installed a hydrostatic pressure release as mentioned in the last meeting-this helps elevate the pressure of ground water pushing on the pool. Next Mike mentioned that we received the report on the Core Samples of the pool-the feedback is that it is thick enough and well-structured to continue in use and should not need the expense of the \$300,000 that was anticipated. Dave then discussed the gas repair as well as the great communication from the new company.

- VI. Next Landscaping was brought up-Dave explained that this is a new company and there are some growing pains however we are working through them. He did comment on how they have been out at least three times, they have hand weeded and Bridget said this is the only company that had ever cleaned up the pine needles near the baby pool. Mark then explained they are in the ramp up stage of getting to know everything as he had met with them today.
- VII. Next Judy Frazier, a homeowner discussed the flower beds in the community as she had volunteered to head this up. She said the water is not turned on everywhere so she will wait on those. The board and homeowners thanked her for her work and help on that.
- VIII. Then began the Open Forum, Dave began with the concrete work that needed to be done-the board walked the neighborhood and pinpointed different areas-safety concerns and other items. The City came back and said there were areas that they did not feel were in need of repair at this time. Dave said we will email the community when we know of the areas they are going to address. He mentioned we are trying to get the city to do as much as we can for now before we do the HOA owned areas. Mike then mentioned we would like to hold off on those repairs in the fall when kids are back to school so that the greenbelts are clear of traffic and the concrete has time to set.

Next Dave brought up the spillway that goes through the common area-Dave spoke to the sanitation district and they will be doing some testing-especially under the roads to make sure those pipes are in good condition then they will work on the inlets of them. Then Jeff Muller brought up the 'wet lands' just west of Holly where the drain goes to-Judy said that we are not supposed to-last she heard and so Dave will contact the district and ask about it.

Then Jenna brought up the Leasing Program and explained the perks on it. A homeowner then asked what happens if someone is renting their house but then the homeowners come back and also use the pool. Dave explained that we would look into it however it is not a huge issue.

Another homeowner brought up Covenant Enforcement. Dave explained that the BoD, DRC and Homeowners all share in the responsibility. He explained the form online to fill out and share with Jenna. She then asked what happens when a violation is reported what happens-Jenna said depending on the violation that she follows up and issues a violation.

Then a homeowner asked about the rules for approval of exterior modifications as one homeowner got turned down on painting the brick and other people were approved,

Dave said they are working on the inconsistency and are trying to figure out how to best handle these items-there is a lot of thought and time that goes into work on this. Homeowners were also reminded that if the DRC denies a request that they can always appeal the denial to the board, this would go for any homeowner, board member and DRC member.

Next Carrie O'Connell brought up the awning-she was turned down for acrylic because the DRC said it is not an approved material. She showed that this is not a material made anymore and the BoD will look into this and get her a response. She said she appreciated their quick response on this as it is going to get warmer and this is custom. She said the DRC did what they should do and she appreciates it but the guidelines are out dated.

IX. The meeting adjourned at 8:16