

**Homestead Farm | HOA Meeting Minutes | June 28<sup>th</sup>, 2016**  
**South Holly Baptist Church**

- I. The meeting was called to order at 7:03 PM, 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 6 homeowners present.
  
- II. The minutes were approved with the caveat that the appeal process is mentioned in the minutes, Dave motioned to approve and Kevin seconded.
  
- III. Then Mark gave the Treasurer's Report-Mark explained the reason the reserve amount was off on the financials is because the special assessment was approved after the Annual Meeting. ACCU has fixed this issue and it will reflect on the June financials. He then asked why the pool contract was less than what was budgeted, Mike explained that the budget was built based off of the past contract however it should end the year on track. Then he asked about the tree removal, Mike explained that there was more tree removals this year than in the past. Mark said this is the only thing that is of any significance. Then one homeowner who works for Willows Water explained that some of the invoices are going to be higher due to different programs they have going on. This is for all homeowners as well as the HOA. Then Mark asked for the water bill as soon as we have it, Jenna will send it to Mark when ACCU receives it. Dave motioned to approve the financials and Mark seconded.
  
- IV. Next Mike discussed the Pool. He mentioned how it has been tough to begin work with a new pool company-he did mention that the new company has found issues with the pool and have repaired them to work as well if not better. Then Mike mentioned issues with communication between swim team and pool management company and said next year we will have some hand off meetings between all groups and allow things to happen smoother. Then homeowners expressed concerns of people accessing the pool who are not authorized. Mike said he will talk to All Star Pool Company about making sure this does not happen in the future.

Then Mike talked about the Pool Agreement, the board instituted a more consistent pool fee. In the past it was \$100 for use as well as paying the lifeguard directly. Now all requests go through ACCU then the owner pays the pool company directly.

- V. Next Mark talked about Landscaping and Irrigation. There are concerns of “dead zones” in the irrigation systems. There were also concerns of the hours of watering in the common areas-Mark will address.
- VI. Then Dave discussed the DRC-he announced that two members stepped down, then Ben Feriman stepped in for his wife and took over as the Chair Person. The board is hopeful that the process and communication will only get better having the chairmen. Ben will be here in the future however was unable to make it tonight. Then Dave announced that we have an open position for a volunteer on the DRC-and email will be sent out. Dave then mentioned that the Board and DRC are trying to meet more frequently which will help process, fairness and communication. This will allow the guidelines to be followed correctly.

Then a homeowner, Jeff Muller, asked if the meetings between the DRC and board are open to other homeowners, Dave said no-so this helps them stay on track. Mike then explained it is a working session and that they are trying to figure out the process and they will then bring it to HOA meetings when necessary for the community to hear and ask for the communities input on things for the interest of the neighborhood so all decisions are predictable and repeatable. Jeff then brought up “Closed Meetings” and an article he found on the website of HindmanSanchez. Dave explained that the board is allowed to have working sessions and that they cannot figure out all the “frame work” to things within the hour and a half meeting once a month. He thanked Jeff for bringing this up and explained that no one on the board is trying to be secretive-just trying to get things done.

Mike then reiterated that no decisions are made but they are discussing the process for everything and trying to streamline decisions.

- VII. Moving on to the Open Forum Dave discussed the sidewalk and curb repairs-they send Dave a list of immediate concerns as well as places that they do not think need to be addressed at this time. Dave mentioned that they have an individual work order for all homes that will be addressed in the near future, he also mentioned we would send this out to homeowners via email.

Next Jeff Muller asked if the parking lot is in need of repairs-Mark mentioned it is in the budget and Dave said we will look into and see what is going on.

Then Dave discussed the new picnic tables as there was concern of lack of seating in the common areas so the board built new tables. One by the park and one by the tennis courts as well.

VIII. Dave motioned to adjourned the meeting at 8:15