

Homestead Farm HOA Meeting | Monday, July 25th, 2016
South Holly Baptist Church | Meeting Minutes

- I. The meeting was called to order at 7:04 PM. Board members present were David Watanabe, Michael Lombardo, Mark Wieber, Kevin Sherrod, And Jon Bellum. Jenna Woodman was present from ACCU and there were 7 homeowners present.
- II. Then the approval of the minutes came up, Ben Ferriman brought up the 'wet lands' mentioned in the last meeting and wanted to know how we find out if the wet lands are protected. Jenna will check in with the City and find out what can be done to it, like trimming the trees or cattails, there is also issues with rats living in it. This is an issue that has affected the homeowners near to this area. Then Dave motioned to approve and Mike seconded.
- III. Next Mark gave the treasures report. He mentioned that we have made the corrections to the budget with adding the Special Assessment that was mentioned as not being accounted for last month. He said there is nothing too alarming and we are on pace for everything. He then asked Mike and Dave why we only have \$3000.94 for insurance however we spent more, Jenna will look into it however she thinks that something may have been mis-coded. Then Dave motioned to approve the financials and Jon seconded.

The board also approved a reimbursement for Judy Frazier in the amount of \$150 for additional flowers that were purchased for the entry ways.

- IV. Moving on to the pool Mike mentioned are continuing to work with the new company and working thru the relationship with All Star Pool. He said he feels the relationship is getting better and welcomed any comments or concerns from neighbors. One homeowner asked what happened to the noodles and the kick boards-Mike explained it is because the swim team pays for this and did not want them damaged, he also mentioned that kids try and use them for obstacles and it then becomes a safety issue.

Then the pool hours came up-this is something the board will address next year for the early morning pool swim, without life guard. The next item was pool parties-we can do one during the pool hours with not as many people-or after hour's parties. Some people want to start pools earlier especially because there are not usually a lot of people there. Mark has mentioned this to a few neighbors and in general there were not issues with beginning parties early. The second point he mentioned was what if it is a group of 25 neighbors-they should be able to use the pool whenever they want when it is open. Mark thinks as long as they are respectful and paying for everything we should be able accommodate this. Then it was discussed to send an

email out to see who would be interested in “early morning swim” without lifeguards.

Next a homeowner asked if there was a limit to specific days-Mike said he sees this from both sides however since there are a lot of nights it is not utilized there are a lot of work a rounds and wants to change it.

Dave then said the consensus is that people can start private parties an hour earlier. Mark motioned to allow this and saying that an email be sent out that this is allowed, Kevin seconded and the motion passed. It was also clarified that people can begin to set up an hour early as well.

- V. Next Mark discussed Valley Crest and the landscaping and irrigation. He said the grass does not look as good as it should however he is meeting with the company once a week. Mark feels they are “learning on the job” and that our techs do not understand this all as well as they should. He also mentioned some issues with water pressure but this is getting looked into and the grass is looking a little greener.

Next Judy Frazier commented on the Fremont entrance. She said that the sprinklers need attention and that there is a lack of attention to detail from this company. She said she is disappointed in the overall appearance and that it needs a “good clan up” and trimming. She also said the drip lines by the flower beds are still not working and trash is not being picked up.

There was this discussion on adding mulch to the north side of Fremont-can we add a budget item to this for next year? The board will look into this or putting in some other plants there because of the slope of the hill they are concerned that the mulch will not stay. Mike said no decision was made around this however an idea on doing this could also be to have a volunteer date on this.

- VI. Dave then mentioned the DRC committee. We are looking for more members-right now there are 4 people but an odd number is requested. Dave asked Ben, the head of the DRC for his thoughts on this. He would like an odd number however appreciates the responsiveness of the current members. Dave said we would send an email out asking for interest of other owners volunteering.

Then Ben gave an over view of the current requests. There are 6 open requests and 6 approved. He mentioned that a homeowner then wanted to paint the color the same color and the guidelines say it does not need approved however in the past it had been.

- VII. Next there was a neighborhood kid who was brought up that is looking to do an Eagle Scout Project and want to do some work for his badge. Mike has approved this work to be done-there is about 50 man hours of work they need to do on this.

Then Dave mentioned that he received an email from a homeowner about Covenant Enforcement. Dave said perhaps we can send an email out reminding people about the rules and keeping trash cans hidden.

Then a homeowner brought up dead trees in the common areas. One homeowner mentioned some near her house. Mark said he would look into this and do a walk around as well as look at the budget to see how much we can afford.

Next it was discussed to re-surface the parking lot. Jenna said she can work on getting three bids for this and will let the board know when they are in case they want to join.

VIII. The meeting was adjourned at 8:58 PM