

Homestead Farm | Homeowners Meeting Minutes  
South Holly Baptist Church | August 22<sup>nd</sup>, 2016, 7PM

- I. The meeting was called to order at 7PM. Board members in attendance were David Watanabe, Mark Wieber, Kevin Sherrod and Jon Bellum. Jenna Woodman was present from ACCU and there were six homeowners in attendance.
- II. Jon approved the minutes from July 25<sup>th</sup>, 2016 and Mark seconded.
- III. Dave motioned to approve the financials from July and Mark seconded. Then one homeowner asked about the landscaping the exterior on Dry Creek-he said it has not ever looked like this and needs attention, Mark said he would get with the landscapers.
- IV. Moving to DRC Dave mentioned that we have two new appointments Patti Palmer and Justin Vandenberg. Dave spoke on the decisions made by the DRC and how the board and DRC are meeting more regularly in order to improve communication and another status update will be sent out shortly.
- V. Moving onto the Open Forum one homeowner mentioned that the south greenbelt is still being watered too early in the evening. He also mentioned a broken sprinkler head by him. He will flag it so it easier to find and fix, Mark said he would discuss this with the landscapers as well.

Then Mark explained with the water savings and the refund from Denver water rebate that we replaced grass in the neighborhood, sprinkler heads and a controller. Doing this we have saved about 98k with actual water and irrigation work done because this is a more efficient system.

- VI. Next Dave talked about the pool hours being modified due to school starting and also closing the pool early on Wednesdays at 8 instead of 9. There are about 2 weeks of the pool being open left. Dave said at the September or October meeting we will discuss the pool and likes and dislikes of the current company however Jenna mentioned that we have a 2 year contract.

Next homeowner Jeff Mueller asked about the vandalism in the pool house. Dave said that he thinks the bigger issue is that the damage was just wear and tear that people did not treat as well as they should have. He mentioned that

the pool company discussed it with the life guards but the board decided not to file a report and Dave repaired it himself. He feels that it will deter someone from damaging it more since it looks nicer now. He said everyone needs to be responsible for their own kids.

Another homeowner said he feels the guards are “disinterested” and potentially dishonest. The board will look into these concerns and address them as necessary.

- VII. Dave then mentioned the upcoming projects of the neighborhood. He referenced the reserve study and items that need done like asphalt in the parking lot, concrete in the green belt or any repairs on the pool.

Another homeowner offered his help, bringing up the issues with exterior fencing and landscaping. Dave said that any help with different committees would be appreciated. Another homeowner brought up the sidewalks on the exterior part of the neighborhood-dry creek is the biggest issue however this is a City issue.

Lastly there was a lot of conversation around the exterior fences. Jenna suggested that the staining of them should be considered to be an HOA expense in the future so they are all done at the same time and they all look the same. There were a lot of mixed emotions and feelings on this.

- VIII. The meeting adjourned at 8:07 PM.