

Homestead Farm HOA Meeting | October 24th, 2016
South Holly Baptist Church

Call to Order

- I. The Meeting was called to order at 7PM. Board members present were Dave Watanabe, Mark Wieber and Jon Bellum. A quorum was declared present. Jenna Woodman was present from ACCU and there were 14 homeowners present.
- II. Approval of the Minutes from September 26, 2016
Jon moved to approve the meeting minutes from September 26, 2016 as presented. Dave seconded the motion. Voice vote, motion carried.
- III. Treasurer's Report and Approval of the Treasurers Report

Mark presented the Treasures Report. He explained that the Annual meeting is approximately a month out and that the annual meeting announcement will be sent to homeowners next week, 30 days prior to the meeting and we are working on the budget to send out with that.

Mark highlighted differences in planned and actual budget revenues and expenditures.

A. Insurance

Insurance costs have been quoted substantially higher than in past years. Jenna said she does have an email into the broker on this.

B. Landscaping and Tree Maintenance

We have had additional tree maintenance this year that was not budgeted for. A lot to the older dead trees are being removed and others trimmed, this is being paid for some of the money from the Special Assessment and we took advantage of that money as the year went on. In addition to tree maintenance we have planted 5 new trees on this as well. We are set to be about \$8K over budget, we saved in lots on little items and more on insurance and trees. We also saved money on the landscape contract and the irrigation repairs. He then mentioned that we received the check from Willows Water and we did not budget for the rebate from Willows Water District and Denver Water which was helpful. It was

a very large rebate this year however it is the last year we will receive the rebate. We have saved about \$90k over the last 5 years on these rebates.

Mark moved to approve the September 2016 Treasurer's Report as presented. Dave seconded the motion. Voice vote, motion carried.

IV. Proposed Landscape and Irrigation Improvements

A. Frostless hose bib for tree watering

Dave reported that alternatives for all weather watering of new trees around the pool house had been explored. A hose bib for watering was discussed. Bell Plumbing said our options would be a landscape water pump or use a spigot on the pool house however we do not usually keep the water turned on there in the winter due to the freezing. The hand pump is in the neighborhood do \$6k or there is a spigot on the east side of the pool house that goes into the mechanical room. In order to do this and winterize it would be about \$1200. Dave believes we can get a better bid for this however he wanted to bring it up so people are aware of this and to give us a baseline idea on price for this. One homeowner asked if we could tap into a hydrant however Dave said that the master plumber offered the above two options as the most viable ones. Another homeowner asked about having the contractor come in to water them during the winter. Dave said this could be an option in the long run the spigot would be more beneficial long run.

Then he mentioned that these new trees will be wrapped with watering bags for the winter that will allow a gradual release of water to the new trees.

B. Tree Removal:

Two trees had been removed since the last meeting that were discussed at the last meeting. There is extensive pruning that needs to be done around the community. Tree maintenance had been an important issue in the past year and will continue to be so into the foreseeable future.

A homeowner asked if one of the trees removed was confirmed to be the Ash Borer and Dave said it had borer damaged but it was not confirmed as to which type.

Russian Olive trees were brought up as this was something the board tried to remove in the past and this homeowner said that there are some in the green belts and still some

that need removed and wanted to know what was being done about these because they have been declared a weed by the state of Colorado. Dave said we will look into it but safety, like the large cottonwoods those are a safety issue which is more important. The ones on private property cannot be handled by the HOA but we will be looking into ways to address the ones on common property. The concern is these are known to drop branches which could be a safety issue as well.

C. Fremont Avenue Damaged Tree

Jenna explained that she tried to call the company again today but they had closed. She also explained that Matt from Matt's Tree Maintenance did suggest we remove the tree in the winter as prices are better and that we replant in the spring. Jenna will have more information by the end of the week.

V. Report of the Design Review Committee:

A. Monthly Report

Ben Ferriman, Chairman of the DRC gave the monthly report.

A homeowner asked about the approval process as there have been some brighter blue color homes appear in the neighborhood. Ben explained that as of now it is left up to the subjective opinions of the members of the DRC. The DRC is trying to get a set of pre-approved colors.

Ben reported we have had a couple dozen approvals in the last month, mostly minor in nature including some landscaping, paint and fences, as well as a flagstone patio. He said a new item that has come up so snow guards for roofs and the snow on some roofs slides off and damages gutters and landscaping and this keeps the snow on the roof. One has been approved however one is still out for votes. As of now the roof top equipment is left up to the approval of the DRC however Ben thinks this should be further defined in the future DRC guidelines.

B. Working Group Final Report and Recommendations

Dave explained that a Working Group consisting of Board members, DRC members, and interested citizens had been working on changes to the Design Guidelines since June. A homeowner asked who votes on these and Dave explained changes to the guidelines are approved by the Board of Directors. He explained the items that had been reviewed and recommended for amendment are those items most frequently being addressed by the Board and the DRC.

1. Foundations of the Design Guidelines and Review Process:

Mark moved to approve the recommended changes to the guidelines as presented. Jon seconded the motion. Voice vote, motion carried.

One homeowner asked why this was brought up and Dave said that it is because some items identified as the most relevant items that have come up over the last few years. He explained that this is to help items that come up in the future. George Weaver indicated the working group was trying to find a way to help provide guidance to the DRC when there is not a specific criteria in the guidelines. These foundation statements will assist the DRC when specific criteria does not exist.

2. Philosophy Regarding the Design Guidelines and Review Process:

Mark moved to approve the Philosophy as presented. Jon seconded the motion. It was explained that the documentation of the philosophy will show that the guidelines and design review process will be to protect the inherent qualities and characteristics of the neighborhood and appropriately accommodate evolving design trends and homebuyer preference. Voice vote, motion carried.

3. Appeal Process:

Mark moved to approve the recommendation as presented. Jon seconded the motion. It was explained that the amendment will clarify differences between exceptions, variances, and appeals. The process to be followed in each instance is clarified by the amendment to the guidelines. Voice vote, motion carried

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4. Definition of a Picture Window

Mark moved to approve the definition of picture windows as presented. Jon seconded the motion. Dave explained there was a need to better define the term picture window. Voice vote, motion carried.

5. Should the description of the approved roofing materials as “aged, weathered cedar shake (brown or gray)” be removed

Mark moved to accept the recommendation as presented. Jon seconded the motion. It was explained that the current definition of asphalt shingles makes reference to “aged weather cedar shake. The currently approved roof options are inconsistent with that description and therefore were recommended for removal from the Guidelines. There were comments by homeowners regarding the defining quality of cedar shakes in Homestead Farm. Jenna clarified that cedar shakes cannot be required by homeowner associations under Colorado law. Voice vote, motion carried.

6. The definition of perimeter fence

Dave explained there had been additional thought given to the recommendation by the Board of Directors. The recommendation as presented would eliminate the first three properties on the north side of Fremont east of Holly from the definition of perimeter fence. The recommendation would require the first three properties on the north side of Fremont east of Holly to replace their current original fence types with a split rail design when it was time to replace their fences. He indicated that it was the feeling of the Board to seek additional resident opinions regarding this matter.

One homeowner asked why the difference in requirements on the north side of Fremont vs the south side of Fremont. Dave said that the difference related to the requirements for split rail fencing adjacent to all common open space areas and the north side of Fremont is defined as a neighborhood open space area.

Mark said he thought the matter should be tabled and offered the idea to get all of these neighbors in the room at the same time to discuss this. He was asked what his ideas and he responded that he likes the same design of the perimeter fences being the same as the interior with just changes in height. Mark made it clear this is just his personal preference and did not reflect the opinion of the Board. He said he would like to find a way to change the older style fences here. Upon a unanimous voice vote the matter was tabled.

7. How should the DRC guidelines make decisions not covered by the guidelines?

The original question posed to the working group was how to address design proposals not specifically addressed by the Design Guidelines. The Working Group was not able to reach consensus on the question and suggested that the matter be considered by the Board of Directors. Jon moved to table the question to a later date. Mark seconded the motion. Voice vote, motion carried.

8. How should the DRC Guideline Review Process be amended to improve certainty, consistency and timeliness?

Mark moved to approve the recommendation as presented. Jon seconded the motion. The recommendation as presented provides and clarifies the steps required to obtain DRC approval. The recommendation includes new forms to be used by the DRC. As recommended, Step 4 Construction Monitoring and Step 5 Certification of Completion would be considered after the completion of the review of the Design Guidelines. Voice vote, motion carried.

9. Proposed changes for the front door standards:

Mark moved to approve the recommendation as presented. Jon seconded the motion.

There was a discussion that included the following points:

There was discussion of the options of front doors being taken away now, and there was concern of older ones being easier to allow for break ins. Dave indicated not all things allowed over the last few years have been beneficial.

Another homeowner suggested that the DRC should always have the discretion to approve deviations but can we have preapproved front door styles. Dave said this would be unfair because the HOA seeks to have clear and concise set of guidelines to allow for consistency. He then said that a request for variance can always be submitted and they can always appeal it as well. Homeowners always have to submit a request, these guidelines are to help the DRC members regardless of who is serving on the committee. The DRC Chairman explained that there is always a path if something is not approved that the committee can lean on the board if

needed however the guidelines allow for the same decisions to be made. One homeowner made a comment on how it is not what the rules are but who you know. Ben said that is not the way to approve things and how he wants to approach it.

Consistency in the neighborhood was discussed and why change? Mark indicated that through all the meetings it was discussed to provide guidance to the DRC. The goal is that they all fall within the same architectural style.

Dave mentioned these guidelines are continually amended to keep up with the times and bring things back to center so they do not get out of control. Variations are still possible in the future. This helps set bounds and keeps property values up for everyone in the neighborhood. Voice vote, motion carried.

10. Proposed changes for garage door standards:

Mark moved to approve the recommendation for garage doors as written. Jon seconded the motion. It was explained that this would allow for windows in garage doors consistent with the illustrations provided in the recommendation of the Working Group. Voice vote, motion carried.

11. Proposed changes for paint standards:

Mark moved to approve paint color standards as written. Jon seconded the motion. It was explained that this recommendation would require DRC approval of existing paint colors. The recommendation requires the DRC be responsible for recommending pre-approved paint color combinations to include house body color and corresponding trim and color combinations. The recommendation includes the provision that approval of paint colors not on a pre-approved listing would not constitute a variance.

Voice vote, motion carried. One homeowner thanked the committee and board for all of their hard work on this. It makes her want to do everything correct when asking for approval.

12. What is the Design Review standard for window replacement:

Mark moved to approve the recommendation as presented. Jon seconded the motion. The proposed amendment clarifies the requirement for muntins on the front, rear or sides of a home and that window trim be brick molding consistent with the original window trim and that it be painted white. Voice vote, motion carried.

13. Proposed changes for shutter standards:

Mark moved to approve the recommendation as presented. Jon seconded the motion. The amendment includes a shutter illustration that had been missing from the guidelines and affirms the existing criteria including the requirement that all shutter replacement be approved by the DRC. Voice vote, motion carried unanimously.

14. Proposed changes for 4 foot, 5 foot and 6 foot fence options:

Dave indicated that based on comments received during the working group sessions, he would entertain an amendment to the Working Group recommendation to permit a 5 foot dog eared fence option be added to what was originally proposed.

Mark moved to approve the recommendation of the Working Group as presented with the amendment to allow for a five foot option. Jon seconded the motion. Voice vote, motion carried.

15. Proposed changes for painting of brick:

Mark moved to accept the recommendation of the Working Group to deny the future painting of brick in the neighborhood. Jon seconded the motion. There was a question by a homeowner regarding why some people had been allowed to paint their brick homes. Dave explained they had been approved to permit the painting of their brick because there was not a standard to prohibit it and the Board had thoughtfully considered and approved the requests. The amendment to the Guidelines would prohibit the painting of brick in the future. Voice vote, motion carried.

16. Incorporation of Centennial Land Development Code:

Mark moved to approve the recommendation of the Working Group to incorporate appropriate sections of the City of Centennial Land Development Code into the Design Guidelines. Jon seconded the motion. This would ensure consistency between the HOA standards and the City standards. Voice vote, motion carried.

It was pointed out that the implementation of Guidelines is a team effort and that the Chairman of the DRC works with all volunteer members in making decisions regarding design request approvals.

VI. Open Member Forum

There was a discussion of the parking lot repairs. The Board had obtained another bid however Kevin had talked to another company who recommends doing the crack sealing in the Spring and is obtaining another quote from them. It was mentioned seal coating had been done in the past by the neighbors.

In response to concerns raised by a Homeowner, Dave explained that the Board has been communicating with the City since early in the year regarding the condition of the curbs and sidewalks. He explained the City is currently evaluating the condition of the streets to determine if a larger capital improvement fund could be tapped for a more extensive amount of repairs. If the streets do not meet the necessary level of deterioration, the City will begin performing repairs on an as needed basis. The Board recognizes the sidewalk repairs are a much needed item and there should be work completed on these over the next 2 years based on conversations between the Board and the City. It usually takes about a year to get this process going. A homeowner asked if a letter would help from homeowners and Dave explained that it will not hurt, the more complaints they receive that they will do the work faster.

The condition of green belts sidewalks were looked at in the spring as well by Jenna and one board member but the concrete repair and replacement price is very high and this is being worked into the budget.

It was again clarified that the definition of the perimeter fences is being tabled for now and no decisions will be made without those homeowners being notified for that discussion.

The chairman of the DRC asked if the DRC would be going by these rules now.

VII. Meeting Adjournment

The meeting adjourned at 8:32PM.

The next meeting is the Annual Meeting on Monday November 28th, 2016 at 7PM at the South Holly Baptist Church.