

Homestead Farm | Annual Meeting | South Holly Baptist Church

November 28th, 2016 | Meeting Minutes

- I. The meeting was called to order at 7PM. Board members present were David Watanabe, Michael Lombardo, Mark Wieber, Jon Bellum and Kevin Sherrod. Jenna Woodman was present from ACCU.
- II. Next Jenna showed proof of the Mailing that was sent on October 28th, 2016. She then said we had a quorum between the 16 proxies that were sent in and then there were 23 homeowners present.

Next Neil Geitner moved to approve the minutes and George Weaver seconded the motion. All were in favor by voice vote and the motion carried.

- III. Moving on to the Open Forum:
 - Judy Frazier shared her feelings on Bright View and that it is not a good company. She complained on their lack of knowledge and then Neil Geitner also complained about them and more specifically the issues with mowing. Dave then said he feels we have addressed this as the complaints have come in and there is always a learning curve with new companies. We are on a year to year contract and we will be able to focus on these concerns for next year. Mark said he disagrees and thinks we need to give them a chance for another year especially after all the time we have invested in them this year. He does not recommend a revolving door for the company each year.

- IV. Moving on to the Presidents Report Dave explained we had a rough start to the year with the turnover on the board as well as the issues with the DRC. He thanked the volunteers for the assistance on this as well. Next he touched on the new landscaping company and Pool Company. He said he is looking forward to the next year with All Star as we have worked out some of the issues which seemed to mostly be of new management styles.

Next he talked about the time that the DRC and Board had put into the DRC Guidelines and addressing issues like trends in other neighborhoods as well as increasing consistency in the DRC requests as well as the response time.

Next he touched on the balance of the reserves and that he feels we are comfortable here. The board is looking into ways to ensure that the funds stay at an appropriate level which will help in the future with the amenities that all enjoy today.

Sidewalks and curbs are items we are focused on as well and we have worked with the City on this as well for what they are responsible for and to have them begin documenting these items and work on the proper repairs. We are on their radar which is the first step and we will continue to work with them on this.

Next he mentioned the board has been working on the trees in the community that are getting older and becoming a safety issue as well as focusing on the entries to beautify them as well. The greenbelts will need some attention on this as well which the board plans to address in the future.

Lastly he discussed the pool, the community's largest asset. Some larger repairs have been identified and the board is starting a repair process for the pool. This will include the decks, the coping stones to help protect the shell of the pool as well as tiling and plastering. We will also address the plumbing and lighting as well.

In closing he thanked the volunteers in the community as the work in the neighborhood would not be done without the help of the neighbors and their hard work.

- V. Mark then gave the Treasure's Report where he highlighted 2016 and gave a recap. We increased the dues from 2015 to 2016 with a Special Assessment of \$200 per home during the year. He touched on the pool management company cutting out chemicals better and we were about \$7900 under budget from the previous year.

Next he went over the other items, the water was a little under and we did receive a large refund of over \$17k from Willows Water this year. This was a project from 2010 and the last year of the rebates. He also thanked all present who were able to help with this project get off the ground as over the last 5 years we have received almost \$50k in refunds and saved about \$44k in the water.

Moving on he highlighted some items on the proposed 2017 budget. There was an error in the coverage from Farmers and it finally caught up. We since switched to Assured Partners who supplies more coverage for the price that Farmers should have been charging us.

Mark explained that we do not have a dues increase but have included some projects over the next few years with the SA of 2016 as well as the reserves. Some of those items would be non-recurring items such as: pool repairs, as Dave mentioned, which could be closed to \$250k which is an older bid however we do not plan to do all of the work on this however the prices will increase so we feel it is a safe number. Other items added are \$15k per year over the next three years for landscaping on the entries as well as parts on South Holly. Another item is \$10k per year over the next 3 years to re-surface the parking lot as well as concrete repairs. Then \$10k in 2017 and 2018 for additional planting in the neighborhood.

One homeowner asked why there was a spike in the Accounting and Mark explained that we do an audit every other year.

- VI. Then we moved to the Election of Board Members. Mike Lombardo is stepping down so there will be 1 year left on his term which Dave then moved to appoint Kevin to the remaining term as his seat is up. Mark seconded the motion and with a voice vote the motion carried.

The next item was the open board position. Dave asked if there was anyone interested in volunteering and Chris Graham volunteered to join the board. George Weaver made a motion to allow Chris to the board by unanimous proclamation, motion was carried by a voice vote, and all were in favor.

- VII. Dave then made a motion to approve the 2017 Operating Budget and Kevin seconded, voice vote, motion was carried, all were in favor.

- VIII. In closing someone asked if we were continuing the Special Assessment this year. Mark explained that we are not planning on it at this time, it could be a possibility in the future however it depends on what the pool repair bids come back at.

- IX. The meeting then adjourned at 8PM. There will be no meeting in December 2016; the next meeting will be on January 23rd, 2017.