

**Homestead Farm | Board of Directors Meeting**  
**January 23<sup>rd</sup>, 2017 | Meeting Minutes**

- I. The meeting was called to order at 7:02pm. Board members present were David Watanabe, Mark Wieber, Kevin Sherrod and Chris Graham. Jenna Woodman was present from ACCU and there were 6 homeowners present.
- II. Dave went down the line and everyone introduced themselves with their new titles. Dave Watanabe is the President, Jon Bellum is the Vice President, Mark Wieber is the Treasurer, Kevin Sherrod is the Secretary and Chris Graham is the Member at Large.
- III. Next Mark went over the financials, we do not have the year end financials yet as ACCU is still closing out 2016.
- IV. The minutes from October were not yet approved, the board decided to defer until next month so they have time to review them since it has been a few months.
- V. Moving on to Landscape and Irrigation the first item was the tree on the Fremont that was hit by a trucking company in the fall. Jenna is following up.

Next we discussed the landscape contact for 2017. The board has not yet finalized BrightView however they are leaning towards re-signing them and giving them the chance to improve on their work especially irrigation. One homeowner asked if the landscapers are supposed to clean out the flower beds. Jenna mentioned we need to check the contract on this as they were not responsible to take care of the flower beds in the spring and summer so she is not sure it would be something they are supposed to do.

Chris Graham next brought up the winter watering for trees throughout the neighborhood and thinks we should ask about the price to have them include the winter watering. Jeff Muller said that the warranty on the trees most likely calls for winter watering. Dave and Chris have said they have been watering them as well.

Next Dave explained the Landscape plans for this year. He said it was recently brought up the north side of Fremont Avenue and ground cover was planted in the fall in two places to see if they could last through the winter. We will reassess in the spring. Dave then mentioned that we look at the cost

for irrigation for the flower beds and the board is seeking suggestions and ideas for low maintenance and low water while still looking attractive. Another idea is to have a landscape company design something and plant something there, be it flowers or other items.

Last he discussed a past Landscape plan that was prepared for the HOA that they are using on helping plan different landscape options around the neighborhood. He also mentioned that Jon Bellum is working on a committee to assist with the enterances as well.

- VI. Next the pool repairs were discussed-the re-surfacing of the pool, work on coping stones and testing of the pool plumbing. Some work has been done on this-the board has been having issues finding a pool vendor to use. Jenna made a suggestion on Neptune Pools as she is using them on another property and they seem very competent and have availability. Dave wants to get someone out here in the next 2-3 months on the repairs. He would like someone to start this work at the end of the 2017 season after Labor Day.
- VII. Next Trash Collection was discussed Dave said the first 6 months of 2016 we were paying about \$22k a month and it then jumped to \$29k which is an 11% increase. He said part of this could be we are now on month to month and not on a multi year contract. We can negotiate a lower multi year bid. Republic was willing to lower their rate and Waste Management came in with a lower bid then Republic. Republic quoted \$11.50 per house per month and WM quoted \$10.85 per house per month. Jenna is going to seek a bid from Alpine as well.
- VIII. Ben Ferriman next gave a report on the DRC-he said that they have recently approved a garage door with windows since the newly updated Guideline Updates. He also mentioned the new patio door updates of the guidelines and said we have had a request to convert a living room window into a door and it was a little larger then the guidelines permitted however the board granted a variance.

Ben then discussed the rules for the sheds and said we should look at this in the future and change some of them.

Dave then brought up the idea of publicizing the DRC requests to the neighborhood. Ben has been keeping a very updated spreadsheet with this information which will help when people ask about their neighbors. Jenna

said that she thinks this would help unapproved work get noticed and Ben said he also thinks it would help with additional policing on this. Options on this could be to send them with the agenda once a month or even to add it to the website once a month. This would allow neighbors to see what has or has not been approved, and to allow them to know what's going on.

Dave then said he thinks it would be helpful to have one DRC rule a month highlighted. This would help people have a better understanding of what's going on and it would be easier to help homeowners understand what is allowed and what is not.

Dave then mentioned the updates and modifications to the DRC Guidelines from last summer/fall. The document now needs to be updated and then posted to the website to have it cleaned up and posted to the website.

The last item was the fences on Fremont/perimeter fences. In regards to the fences on the perimeter and making sure we follow up on that. Dave asked that Jenna and Jon look into this and close them out.

He next mentioned the Fremont fences and said it was tabled for later due to push back from owners however it will be addressed in the future. He said we would like to work with smaller groups of homeowners to try and reach a compromise that works for everyone. Mike suggested looking at Homestead in the Willows to go look and use that as an idea for us. He is trying to have homeowners do this at the same time to help with consistency.

- IX. Dave next brought up the HF Directory. One homeowner-Greg Gambil did offer to assist with this and updating everything. Dave said he would like to figure out how to do this electronically so it is easy to print it out and also update it in the future. Greg then asked if ACCU can send out the contact information for all homeowners. Jenna explained there are laws against sharing contact information like that.

Jeff Muller next asked who is clearing the snow on the sidewalks on the exterior-Dave said he thinks it is someone doing it on their own accord but it is not the HOA doing it and he does not think it is the City either.

Greg next talked about the dues-he said the due date has changed from 2016 to 2017 however Jenna and the other homeowners present did not seem to think this was the case but Jenna will look into it.

- X. Chris then made a motion to adjourn the meeting at 8:09, all were in favor and the motion carried