

Homestead Farm Board of Directors Meeting
Monday February 27th, 2017 | 7PM | South Holly Baptist Church

- I. The meeting was called to order at 7:03 PM, Board members in attendance were David Watanabe, Jon Bellum, Mark Wieber and Kevin Sherrod. Jenna Woodman was present from ACCU and there were not any homeowners present.
- II. Mark then moved into the Year End Treasures Report for 2016. We were about 11.8% over budget again being the the insurance, tree maintenance, and water. One of the reasons we were over on water in 2016 was because it was a dry year and the numbers were close to 2014. He also mentioned the reserves went up for about \$95k over the year as well.

Dave moved to approve and Mark seconded, all were in favor and the motion carried.

Mark then went over the January financials which he mentioned is hard to really know where we are at since it is only one month into the year. There are some items reflecting on 2017 that the board feels should be reflecting in 2016. He also mentioned that he is concerned of the insurance in 2016 and wanted to look back at it and also keep a very close eye on this in 2017.

Dave moved to approve and Mark seconded, all were in favor and the motion carried.

- III. Dave then moved to approve the October minutes, Jon seconded and all were in favor, the motion carried.
- IV. Dave moved to approve the January minutes, Mark seconded and all were in favor and the motion carried.
- V. The board then moved to approve the Bright View landscape contract for 2017 and here is a list of what was discussed: Jenna will sign the contract and send it in.
- VI. Dave then discussed the pool maintenance, Jon at All Star will be cleaning the water heater as approved by the board. Jon then brought up the filter was not working as well as it should and recommended a replacement in full or in

parts but a full replacement would be best. The board has decided to hold off on this for now.

Dave shared that Chris has met with two other companies on the repairs-he is waiting for one more. The work on the repairs of the coping stones and other items seems to be looking like it will complete in 2018.

Next the pool hours were discussed. Dave proposed to close the pool at 7 every night except Wednesdays when it will close at 8 which is also when there is the volleyball league and typically the busiest night. He moved to approve the revised hours then Kevin seconded the motion, all were in favor and the motion carried. Dave will draft an email and have Jenna send it out to the neighborhood soon and then see if there is any push back however this will also save money on the contract.

Lastly he brought up the adult swim time and why we have this. Mark said he thinks it is to give the life guards a break each hour. The board decided to follow up with Jon at All Star on this to see what the standards are and what he recommends.

- VII. Next the board discussed the trash collections-Dave gave a summary, last October we were just under \$12 a house per month for trash and recycling and now is at about \$12.28.

Republic-has offered \$11.50 per house as a multi year renewal. The board does not think that they have stuck to the contract on the increase so Dave will look into this and maybe it can be used as leverage to lower the rate 4% per year.

Waste Management- \$10.85 with 5% increase cap per year Jenna does not recommend this.

Alpine- is listed at -\$14.50 per household but Jenna pointed out that although Alpine seems higher at face value that there are not hidden charges like there are with Waste Management and Republic. Dave suggested that we focus more on the current company and focus on a better contract for Republic and wants to see if the increase can be controlled. Jenna did point out we need to check the governing documents to see if there is anything limiting the board to signing multi year contracts. Dave is going to work on a revised bid to send in.

- VIII. Dave went over the DRC report since Ben was absent. He brought up Nick Anderson who is one homeowner who has had 2 sheds denied as he wants it to increase over 6 feet however the the rules are pretty strict-this homeowner has said that he will be bringing this to the board for a hearing and variance. Dave just wanted to bring this to the board's attention.

The board also decided to send out the PDF of the DRC's that have been going on-it will help over site and will go out to all homeowners with the agenda each month.

Dave mentioned that he sent out the document for the guidelines that has been cleaned up-we need to post this to the website, send it to Kari as well as Jenna to put on Pitera.

He also mentioned that if there is a working group for this year that all topics are gone thru and the discussion begins.

Next the Fremont and perimeter fenced there will be 2 meetings with the neighbors on the perimeter fence should be scheduled soon.

Jenna next mentioned that the tree on freemont will be removed this week and that the tree will be replaced in the spring the board wants the trucking company to pay directly.

- IX. The March meeting will be moved to the 20th instead of the 27th due to Spring Break the week of the 27th, Kevin and Jenna will both be absent. We will need to send an email to the neighborhood to let them know soon and then remind them
- X. Dave then moved to adjourn the meeting at 8:30 and Jon seconded, all were in favor.

Homestead Farm Landscape and Irrigation

Key objectives for 2017:

1. Keep the hillside behind the pool and tennis courts green all year
2. Maintain a weed-free and trash-free perimeter
3. Identify and focus on other irrigation trouble spots
4. Hand mow the 'ditch' along south greenbelt
5. Trimming and pruning shrubs and bushes – twice per year
6. Create and maintain tree rings throughout the property (per contract)
7. Make sure edging is done every other week during the growing season (per contract)
8. Send a 'completed this month' report at the end of every month. This report can be sent to Mark Wieber to disseminate to the rest of the board and other interested homeowners.

Tasks for spring 2017:

1. Patch bare spots with fine fescue along Holly
2. Remove wrappings on Austrian pines along Holly
3. Patch bare spots on north side of Fremont with sod
4. Recommendation for perennials to replace annuals at Holly entrance
5. Install stop and waste valves on both greenbelt backflow units
6. Install a new valve on station 6 at the north end on Holly
7. Rework irrigation stations to the south of main entrance on Holly