

Homestead Farm Homeowners Meeting Minutes
March 20, 2017

- I. Call to Order - All board Members Present
 - David Watanabe
 - Jon Bellum
 - Mark Wieber
 - Kevin Sherrod
 - Chris Graham

- II. Treasurer's Report
 1. Feb \$390 misc. to Line #61400
 2. Billed two times in Feb for Trash – Mark to get Jenna to investigate.
 3. Pool Phone maybe billed twice?
 - Phone charges
 - Internet charges
 - Century Link - Dave to work with Jenna to get squared away.
 4. Question... Monthly billing – who approves?
 - Approved & paid through ACCU and Jenna's approval on the statement.
 - Neil Geitner made the question on acct. payments etc. "who reconciles the approved register?" re: 3mo. delay in submitting Willows Water Credit.
 - Republic Waste made a mistake on overbilling – 13mo. vs. 12mo. Accrual Accounting Method. Questionable bookkeeping? - Quarterly Reporting?
 5. Revert... Approval of January minutes
 - Reference on Removal of Tree on Freemont - Will it be replaced? Will trucking company pay for replacement? – Ready for appropriate planting season.
 6. Motion to approve February minutes. – Approved.

- III. Landscape/Irrigation
 1. BrightView Work Proposal – Pricing for proposed items to be addressed.
 - 10 bare grass patches to be re-seeded with fine fescue – est. 3,000SF
 - Tree stake removal - Dave Watanabe completed. Most will make it. Suggested S. Freemont stake removal.
 - Turf Repairs on North side of Freemont. Neil Geitner suggested sprinkler repair before sod replacement.
 - Corner of Freemont entrances flower gardens. Proposed cost to have perennials instead of annual flowers. (Annuals last year \$900 with Judy free labor).
 - Mulch both sides of Freemont – replace.
 - South Side of Freemont - Topdress. \$3500 est.
 - Dave brought up excess of free material from South Suburban.
 - Cost difference. North side = slope \$1/3 more. South side = flat.
 - Jeff Mueller recommended gorilla mulch for effect.
 - Pruning Ash Tree on Holly St. – recommendation.

- IV. Pool Update
 - 1. Recommend pool heaters to be cleaned. - Complete.
 - 2. Shortened evening pool hours. - Can be revised. Est. \$2000 savings.

- V. Trash Collection
 - Three bids solicited.
 - Reviewed and Recommend to stay with Republic Waste.
 - Acknowledge overcharging from Republic on 13mo. billing cycle. Still not confirmed on future contract.
 - No major complaints re: Republic

- VI. Design Review Committee
 - 1. 7246 S. Hudson Ct. – shed proposal.
 - Pitch of Roof questionable.
 - Height of shed questionable. 7’11”
 - Proposed SE corner of property with tree cover
 - Appeal proposed by homeowner.
 - 2. Monthly Report.
 - Most requests approved. Only 2 or 3 denials.
 - Question on additional charges for each request for improvements.
 - Jeff Mueller questioned Jenna’s credentials. DORA. Dave will check.
 - 3. DRC Requests. 3 week turnaround. No feedback.
 - 4. Updating of DRC Guidelines. Questions:
 - Ben Ferriman – forms verification process.
 - Proposed revamped request from for revisions.
 - Will there be updated working sessions on the Guidelines?
 - Appropriate behavior by DRC members questioned. Specifically Flagstaff Construction inquiries.
 - 5. Freemont Ave. Fences/Perimeter Fence.
 - Keep on action item list – No people present to represent arguments.
 - Paint, broken boards etc. – not addressed.
 - Needs Review.

- VII. Open Member Forum
 - 1. Homestead Farm Directory
 - Boards approval to get information for a new directory with ACCU approval.
 - Committee request information directly from all homeowners etc.
 - Will ACCU provide the board with any homeowner information? Only what is on file est. 60%.
 - May be a waste of time.
 - Question: Board expense of a group mailing. - Approved.
 - Board suggested to form a committee to attack all addresses.
 - Board approves committee to work on the new directory.
 - 2. Special Assessment
 - Jeff Mueller questioned the reconciling of Financial statement related to the special Assessment.
 - Mark Wieber will inquire.

- VIII. Adjournment