

Homestead Farm | Board of Directors Meeting

Monday May 22, 2017 | 7PM | South Holly Baptist Church

- I. The meeting called to order at 7:02 PM by board president Dave Watanabe other board members present were Mark Wieber, Kevin Sherrod and Chris Graham. Jenna Woodman was present from ACCU and there were 5 homeowners present.
- II. Next Dave announced that Jon Bellum had stepped down from the board. Dave asked Jenna to send a notice to send out to the neighborhood on the open position.
- III. There was no approval of the April minutes as we did not yet have them they will be addressed at the June meeting
- IV. Mark then gave the treasures report and said we are right on track and we have a lot in operating however the summer activities will effect that soon. He did say that we are ahead on income with violations. Mark then mentioned that there have been no expenditures on irrigation repairs-last year it was very high and this year it has been the opposite. He thinks that this trend is proving that the prior to BrightView the company did not do a lot to keep the system up to date. Mark did authorize \$2600 for a Stop and Waste valve repair on the north green belt. There is another one leaking on the Southside but it is not near as bad and they opted to hold off on that for now.

Dave made a motion to approve and accepted the financials and Mark seconded, all were in favor.

- V. Next the board discussed the insurance renewal. Dave said that Ryan from Assured said we could increase the deductible which would save us money on the premium. Dave said that going from a deductible of \$2500-\$5k would be an \$800 savings-going up to \$10k would save \$1600-Dave said he feels that it is a safe risk to bump the deductible up ad save some money right off the bat. He made a motion to increase the deductible to \$2500 to \$10k and Mark seconded, all were in favor then Dave moved to approve the renewal with Assured with the change in the deductible and removal of fencing from the quote, Chris seconded and all were in favor. Jenna will communicate with Assure Partners.

VI. Next Mark spoke on irrigation and landscaping and said he recently met with BrightView on irrigation. It was turned off during the cold snap. He then said he spoke with BrightView as well as a company called Mendoza Brothers on the turf repairs and the flower beds.

Then there was discussion on the lack of information on the bid for flowers-Dave said if it is cost effective he is willing to have these beds converted to perennials and doing it himself with Judy Frazier's help on a volunteer basis. Mark said it is always cheaper to do it yourself cause the cost of labor but if there were volunteers to do it we can. He did point out that going with a contractor they have the onus on them to keep them alive and be responsible.

In regards on the center beds Dave thinks that they should remain as annuals as they are more aesthetically pleasing and last longer. Kevin said his vote is to go with the professionals on this and get it done as the amount of volunteers over the years has gone down.

Then there was discussion on the turf-Mark said he walked the areas in question with the vendors and showed them what needs to be done.

Jenna confirmed that we have not yet received a vendor packet for the Mendoza Brothers and the flowers are repairs are so important Dave made a motion to have BrightView do the work, Kevin seconded and all were in favor.

Next the board talked about the mulch- and how much is needed to top everything off. Dave asked if we can have kids in the neighborhood do it and Jenna said although there is Workers Comp insurance that she does not recommend it.

Dave then explained that there are differences in the calculations on the bids but Chris said we should explain the specifications and that we just add two inches to the top and then contractor can figure out the amount that is and bid off of that. Once we get the prices back the board will vote to see if this is better to hire someone or ask for volunteers.

Dave then said there are a lot of tree branches that need to be cleaned up -they are near the wetlands and some of the green belts that we need to have cleaned up, Mark will follow up with Brightview.

VII. Pool Update-Chris said in regards to the renovation they met with Troy from Neptune Pools and asked for a ball park bid on everything-he is waiting on

getting more on this. Chris is meeting with another company in a couple of weeks when he is back from traveling. Dave also has a couple of companies he thinks Chris should reach out to and will share that with him. Dave said one of the benefits to the pool being drained this year was to look closely at the plaster in the pool. The plaster seems to be in really good condition and he thinks we should remove this from the proposed scope of work and focus on the coping stones and pool deck and replacing the top row of tile as it needs to be done when the pool deck is. He thinks the plaster work should be postponed. The board decided not to include the re-plastering at this point since it is not needing done and the community can save the money.

Dave then brought up the idea of removing trees in the near future in the pool area. Mark said the loss of trees and shade will not go over well however they can always add more trees and or artificial shade.

Dave then discussed the pool contract for this year and the additional guard was only needed on Memorial Day and the 4th of July. Then there was talk on the pool hours as there were rumblings to extend the hours on Sunday past 7 which it is now, there is thought to do 12-8. There was discussion on the food trucks that come in on Wednesdays to also try and come back on Sundays for the feeling of family time at the pool. Dave will follow up with All Star pool to see if shifting the hours could be done.

Dave then discussed the sewer back up in the mechanical room and that it was resolved very quickly using a company called Pipe X which Jenna referred to the board.

Dave also discussed the south side of the clubhouse by the bathrooms and mechanical rooms that it is rotting and peeling and needs attention. He would like bids sought for this in order to collect these for these he also mentioned the monument sign on Holly needs some TLC as well. Jenna has some recommendations on this and will share them with him.

He then talked about the drain on the south end of the pool that needs replaced, he asked if we want it replaced now or wait until we do the pool repairs. Mark said it makes sense to wait, if it can wait.

Dave next touched on the Pool party calendar and said there is a new calendar on the pool website.

He then brought up Flag donation- a homeowner asked if the HOA wants a flag at the pool that is in a case that was flown over in Afghanistan-the board said they want it to be in a secure place-perhaps the trophy case, the board will look to see if there is any space for this.

The pergola at the pool is in need of repairs and Dave feels it is currently unsafe as it is and repairs are needed or it needs to be removed. Chris suggested sending someone out to do band aid repairs on this to get us through the summer

- VIII. Next Ben gave the report on the DRC-he said the received one for a trampoline and maybe this should be spelled out a bit more in the future. They did approve it. He said that the DRC is more responsive on the requests around a 2 week turn around. He said there is nothing too controversial. Ben also stated that the new 'cleaned up' forms were on the website as well.

Mark then gave an update on the perimeter fences and the Fremont fences-he worked with the homeowners and the homes in question on the corner want to remain 6 foot but they did decide to taper down to the split rail fence. These fences will be replaced.

Next the roof at 5311 was discussed because this is the roof that was installed and not approved. They were given fines for not submitting a request and then the board wanted it replaced with an improved roof and the fines were to cap at \$5k. The owners have now sent in the new approval for a roof and it was approved. The collections have been suspended at this point-Ben will follow up with the owners on this as well -Jenna explained there is a lien on the property and how this works with it prior to going to the attorney

- IX. Greg Gambill then spoke about the HF directory-there will be a link on the website to assist in homeowners signing up and once we have a large amount we will move forward to publishing something and there are a lot of volunteers who can assist as well
- X. Dave then made a motion to adjourn the meeting at 8:57 and Mark seconded, all were in favor.