

Homestead Farm | Board of Directors Meeting |  
June 26<sup>th</sup>, 2017 | 7PM | South Holly Baptist Church

- I. The meeting was called to order at 7:05 PM, board members present were Chris Graham, Kevin Sherrod, Molly Maxwell, Mike Lombardo, and Mark Wieber. Jenna Woodman was present from ACCU and there were 11 homeowners present.

Chris announced the two resignations of Jon Bellum and Dave Watanabe. We sent an email out asking for volunteers and we had two responses. Molly Maxwell will take the term of Jon Bellum which ends in 2017 and Mike Lombardo took the seat of Dave for the term that ends in 2018. Chris Graham announced he was elected as board president, Kevin will remain as secretary, Mark as treasurer, Molly as MAL and Mike at VP.

- II. Next was the approval of the minutes Chris mad a motion to approve and Mark seconded, all were in favor.
- III. Next was the Treasures Report and Mark said we are looking good with almost \$250k in reserves and we are right on target. He said the overall expense looks good and we are ahead on the income as well. Administration fees are on track too he also mentioned that we have not paid for the chemicals yet but Jenna let him know that we did receive an invoice this week.

Chris then asked about the additional pool charges and how to pay for the recent one time charges like vandalism. ACCU will add another line item to the budget to track this.

Mark also mentioned that we have not yet paid the water for May and June as they charge us 2 months at a time.

Chris moved to accept the May financials and Kevin seconded, all were in favor.

- IV. Jenna went over the Manager's Report and said these reports are just for the board's reference and if there is ever anything that needs their attention she will bring it to the board's attention. Chris then said it was time for the board to do a walk thru as well, Mike has the old map and list of how to separate it out and will send it out
- V. Mark then gave the Landscape report and said it is clear where there are dry spots and water needs fixed. He is meeting with BrightView this week. He also discussed with them the branches on the green belt and weeds on Easter that needed to be addressed.

Mark also mentioned the flower that we are having planted and also junipers removed on the Holly entrance. He also said we delayed bare spots in the grass on Holly due to the heat and they are going to wait until September to address it.

One homeowner then brought up a soft spot in the common space that needs to be addressed. Kevin and Mike did fill it in with dirt and now it has got soft again and they will address.

Another homeowner asked about the areas around the pool house and Mark said that we have plans to add new plants to this area however we do not want to do this all at once and blow the budget.

Then the pool security came up and the board and homeowners said that we need to have more lights on at the pool 24 hours. Chris said we would discuss this later in the meeting.

The concrete and asphalt was brought up as what the City and the neighborhood were responsible for. Mike will follow up with Dave to see who his contact with the city is.

- VI. Pool Update-the recent vandalism from Thursday night was discussed. There was damage on the rim of the pool concrete, one basketball hoop and furniture thrown into the pool as well as using it to climb up and over the fence. There was also fecal matter in the pool and the pool had to be shocked with chemicals. Mike has done a great job following up on this and dealing with the police on this as well. Then two days after this there were glass bottles thrown into the pool during the evening-but there was nothing found to be broken.

Chris said that the pool security and care for it in the future needs to be addressed and there will be conversations had as well with the neighborhood. The board seems to think they know who vandalized the pool and will share that with the police.

The pool calendar was then discussed and Molly said she will take this over since Dave was handling it. One homeowner asked that the communication be a bit better when things like the pool is closed and Chris said that they will focus more on that in the future.

The pool charges then came up; Mike explained that there was concern of the guards not being paid or not on the clock and the HOA being liable. The board then decided to go thru the All Star and the price is inflated to cover the insurance cost for liability and taxes. The board is going to re-adjust this. The board is also going to be looking at the pool and who manages it and pays for it.

- VII. DRC-Ben discussed the front doors and that here have been a lot of denials recently. Ben said he could send an email out to address it and also mentioned that the guidelines were limited because it helps keep the same doors in the neighborhood.

Chris said the neighborhood needs to understand that the committee who put this together did it with a very large committee and it was not done arbitrarily.

Ben asked who the point person will be and the board appointed Kevin to assist the DRC.

- VIII. Open Forum-Dean Moses brought up an area near his home on the green belt that butts up to the City sidewalk that needs to be ground down and they will look at this when they do their walk thru in the neighborhood and add it to the list to the City.

Next a homeowner brought up the speed that people pick up near the pool. She said she has a contact at the City to reach out to and Mike asked her to share it with him.

There was another homeowner who said there have been three instances this summer where parents have had to jump in the pool to save the kids. She mentioned that the guards are not in 'ready mode' to jump in the pool in case of an emergency. They also do not greet people who come into the pool. These are serious safety issues here. The board said they were unaware of these issues.

Mark explained the bottom line that we will be looking for a new pool management company this year and the focus for the next 2 months is how we can get thru the next two months without having anything happen.

There is concern for the attention of detail on the contract and what the community expects and what we are being given. Chris said part of the issue is how the homeowners are treating the pool management company. The board would like to look at self managing their pool next year. At this point we need to make it thru the rest of the season civilly. Chris said he does not think we would have these issues if we were a true neighborhood pool and took care of it like a community.

One of the mothers who had to stop in after her child said she was upset cause her son was in front of him and the lifeguard said that she saw him but the mom 'beat her to it'

Then we discussed the open items that Dave sent out to the board. Mark explained the fences on the north east side of Fremont and the homeowners need to replace them and have agreed to replace them they just need a date. Also the ones on the south side are old 4 foot fences need to be replaced to the perimeter fence.

A homeowner then asked about the reserves and how much of that money will be spent on the pool. Chris then explained that the 'bones' of the pool are in good shape but the pool deck where it connects to the pool needs to be cut out and made more independent cause that is not how it is built at this point. It is necessary to replace a

lot of the pool deck because of cracking and drainage. There are also parts of that scope near the tree on the south side there are two transformers that will be moved back out of the way. The board does not think that this will cost the entire amount of the \$250k currently in reserves. There will also be new ladders in the pool as well as moveable guard stands. The repairs on the pool should last another 25 to 30 years at this point.

- IX. The meeting adjourned at 9:14 PM and Chris announced that he will not be at the meeting next month.