

## Homestead Farm | Board of Directors Meeting Minutes

August 28<sup>th</sup>, 2017 | 7PM

- I. Chris called the meeting to order at 7:28 PM. Board members present were Chris Graham, Kevin Sherrod, Mark Wieber, Molly Maxwell and Mike Lombardo. Jenna Woodman was present from ACCU and there were 6 homeowners present.
- II. Next Mark made a motion to approve the minutes, Mike seconded and all were in favor,
- III. The Mark gave his Treasures Report-we seem to be on track for most everything. He asked why we spent so much money on the Accounting Services and Jenna explained it was for Taxes. Mark is concerned about the amount changing each year and asked that ACCU puts him in touch with the accountant. Then Mark asked about the overage on insurance and Jenna explained that the old company was paid in error and ACCU is working on the refund for this at just about \$3900. Mark offered any help if needed in getting that refund.

There were no questions on the financials and then Chris made a motion to approve and accept the financials from July and Treasure's Report and Molly seconded. All were in favor.

- IV. Chris then covered Old Business from last month and asked about the mulch on the North side of Fremont. Mark said he met with Bright View today on that and has a couple other bids, he is shooting for September to get this done and will specify the 2 inches of mulch coverage.

Next Mike gave an update on the trees in the neighborhood. He spoke to someone from the City who said we are not in compliance with the trees in the neighborhood and exterior. The clearance needs to be 15 feet on roads and 8 feet on the sidewalks. The HOA has approved the trimming of the trees that they own as well as a removal of a Cottonwood tree at the Fremont entrance which requires a shutdown of the roads. This work should be done by mid September with a 2-3 day notice on when the work will be done. Mike also mentioned some of our Ash trees are infected with the beetle and that they will have an arborist through Matt's Tree Service.

Next the sidewalk/concrete project was discussed to understand who is responsible for what about 6 weeks ago. The City was sympathetic to the issues but to not think they can address these issues until 2019 at the earliest. They will let the HOA know if this can be done any time prior to that, which is possible should be known to us at the end of September. Right now they board is going to address the issues with the safety issues on the sidewalks and greenbelts. They would like to do this in September which helps with weather and it will help when kids are back in school. Chris made a motion to approve the bid from McNally at \$9,200; all were in favor and this pass unanimously.

- V. Next Jenna Went over the Managers Report, she explained most of this is for reference. She did share that the ones from the boards were sent out as violations to homeowners. The violations were then discussed in more detail and the board said as a whole they are happy with the way the neighborhood looked and were happy most violations were minor.

- VI. Next Mark gave the update on the landscaping and mentioned he met with BrightView this morning and went over some items that need to be done. Jenna then asked about the contracts for landscaping for Summer 2018 and the board mentioned wanting to get bids to at least make sure our price is competitive with the market.

Mike also brought up issues with the Japanese beetles in the neighborhood and how to handle it. Mark said he would mention this to BrightView for advice on how to best handle and share with the neighborhood.

- VII. Mike then gave an overview of the pool and shared that things at the pool are going a lot better than they had been with the pool company. He also said there were issues with one of the pumps at the pool and they made some Band-Aid fixes as there is a week left of the pool.

Then the security was discussed. Aside from the vandalism of the pool there was a group who had jumped into the pool in the middle of the night and the police were called and these individuals were ticketed and have curfews now by the City. The board is not sure if they should press any trespassing charges on this. They also shared that they are using this as a chance to have the lifeguards take ownership as well and understand that this is the neighborhood pool and they are part of the solution.

One homeowner then interjected and said that he has noticed the happier and more positive atmosphere however he felt that the lifeguards are not doing as well as he would hope. Mike thanked him and said that this is something he has noticed however he has been working with Andy who is in charge of the pool and they will discuss further on how to handle in the future

Another homeowner mentioned his displeasure of people not using it just as a pool but as a recreational area. Mike said that this has been a learning curve as it used to be more homeowner ran and they went to All Star Pool to get away from that and that did not work out as well. Mike mentioned that a "Town Hall Meeting" would be helpful on this as well to have the neighborhood be able to have their input. Molly shared that she thinks the neighborhood sharing in this in the discussion will be helpful.

Mike then discussed the impending pool work. A couple years ago there was a minor assessment to help raise money for pool work as they were also keeping in mind the other work in the neighborhood needed like trees and concrete. The board has done a core sample and also looking at older things such as the lifeguard stands. For now the board is focusing on the repairs and not necessarily any additional improvements, this will be coping stones, plaster, concrete and maintenance items like that. Other items we would like to look at would be additional lights in the large pool and kiddy pool, drainage issues addressed and the locks on the doors. There are also upgrades on the electrical boxes and systems that need to be addressed.

Chris then mentioned Dave Watanabe and Mike Lombardo have put in a large amount of time into the repairs of the pool and wants them to be recognized for this as he said is not anything easy.

Another homeowner asked where the money is coming from for the pool project and the board explained it is coming from reserves that the SA was put in place for this reason. After the first year of the assessment the board decided not to continue the SA as they were unaware of the cost for the work and so they did not continue the SA for an additional year. The board also said it is possible to need a SA in the future but it does not seem to be needed at this time.

Last item on the pool was discussion on the end of the year winterizing. Mike is looking into companies to look into winterizing and working on prices and will be in touch with the board.

VIII. Ben then discussed the DRC and gave an overview. He said that there have been a flood of new requests lately but that there is nothing too exciting coming up. He said he is waiting on some follow up from homeowners for more information and will reach out to the homeowners again.

IX. Moving onto the Open Forum Chris first asked the board if they had any items to bring up and no one did. He then opened the floor to the homeowners present. Then one homeowner asked about the issues with speeding in the neighborhood as well as the lack of stopping at stop signs. Chris explained it is hard to legislate and handle this. Mike and Chris then spoke to the City on their suggestions on this. The City can do studies to see if we would be qualified to be considered to be a neighborhood that would be considered for a speed bump.

The board also discussed talking to the City about being able to allow signs to be added such as "Slow Down" or "Watch for Children".

X. Chris made a motion to adjourn the meeting at 8:45, all were in favor.