

Homestead Farms

Board of Directors Meeting Minutes

January 22, 2018

CALL TO ORDER

The meeting was called to order at 7:02 pm. Present Board Members were Chris Graham, Mike Lombarado, Mark Wieber, Michael Hollyman and Richard Shea. Also present was the Association Manager, Tina Harrison from ACCU, Inc.

APPROVAL OF MINUTES

A motion was duly made, seconded and unanimously carried to approve the October 23, 2017 Board of Directors Meeting Minutes with one spelling corrections.

1. Tina informed the Board that she was unable to locate the September 2017 Board Meeting Minutes and asked the Board to forward any notes so that they can be recreated.

RATIFY EMAIL VOTES

A motion was duly made, seconded and unanimously carried to ratify the email votes as follows: 2018 Budget, 7172 S Grape Lane Shutter Variance, 5414 E Hinsdale Ct payment settlement

OLD BUSINESS

1. Pool Repair update / Process and timeline for 2018 Pool Management – The initial phase of mobilization and demolition is almost completed. The framing is up for the coping and will start once the permit is received and weather permits. The Board is working on sending out an update to all homeowners. The starting blocks will be used and will save approximately \$16,000 that will be used to work on the pergola and concrete pad under the pergola. The Board also discussed drainage, canopy, life guard stands, mailbox and trees. It was noted that Richard Shea will be overseeing the bid request for pool management and maintenance.
2. Tree / Truck Accident – Tina has contacted the company whose truck hit the tree. There is little information provided by the prior manager but ACCU is reaching out to the prior manager to try and find out who she spoke with.

NEW BUSINESS

1. Email vote process – Tina updated the Board of legal requirements when completing email votes outside of a meeting.
2. Church Donation – A motion was duly made, seconded and unanimously carried to donate the same amount of funds that had been donated in 2017 to the South Holly Baptist Church for use of their building. It was later mentioned in the meeting that the donation amount was \$250.00
3. 2017 Audit / Tax Return – An audit was completed in 2016 so only the taxes will be completed in 2017. A motion was duly made, seconded and unanimously carried to approve the Dix Barrett & Stiltner P.C. proposal to complete the taxes.
4. Covenant Issue – The Board requested an update on the home at 5311 E Hinsdale Ct. roof replacement. The Board provided Tina history and instruction on how to proceed.
5. HindmanSanchez 2018 Agreement – A motion was duly made, seconded and unanimously carried to approve the HindmanSanchez 2018 Agreement with no retainer and traditional collections.

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6. Officer Appointment – Discussion was made on the prior Board positions and it was determined that those remaining on the Board would continue in their prior positions as follows: President Chris Graham, Vice President Mike Lombarado, and Treasurer Mark Wieber. A motion was duly made, seconded and unanimously carried to appoint Richard Shea to the Secretary position. A motion was duly made, seconded and unanimously carried to appoint Michael Hollyman to the Member at Large position.
7. Settlement Agreement – Tina updated the Board on a recent settlement agreement with a homeowner in regards to the assessment account. Tina informed the Board that she would never waive any out of pocket expenses but tries to work with homeowners to get their accounts current. The Board was in agreement with this process.

COMMITTEE REPORT

1. Design Review Committee – There was no one from the committee in attendance
2. Social Committee – There was no one from the committee in attendance

FINANCIAL REPORTS

Due to the yearend closing the financials for December are not yet completed. Mark Wieber updated the Board on the financial status as of the end of November 2017. Mark noted that the association should end the year at or slightly under the 2017 budget.

1. Moving funds from operating to reserves – it was noted that due to excess in the operating account and with the amount of money being spent on the pool that the Board may want to move some funds from operating to reserves. A motion was duly made, seconded and unanimously carried to move \$25,000 from the operating account to the reserve account.
2. 2017 / 2018 Social Committee budget and funding – Mark updated the Board that the social committee had made enough funds during the sleigh rides to use for the committee budget in 2018.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:28 pm.