

Homestead Farms

Board of Directors Meeting Minutes

February 26, 2018

CALL TO ORDER

The meeting was called to order at 7:05 pm. Present Board Members were Chris Graham, Mike Lombarado, Mark Wieber and Michael Hollyman. Absent Board Member was Richard Shea. Also present was the Association Manager, Tina Harrison from ACCU, Inc.

RATIFY EMAIL VOTES

A motion was duly made, seconded and unanimously carried to ratify the email votes as follows: January 22, 2018 Board of Directors Meeting Minutes; Complete Plumbing contract at \$12,500 on the pool and remove the pergola at this time to aid in pool deck reconstruction; Pool repair contract change order #1 from Aquatic Chemical Solutions at the amount of \$2,015.00; \$1,200 settlement offer for the tree/truck accident from 2016 and request ACCU to reimburse \$500 for the delay in services.

OLD BUSINESS

1. Pool Repair update– Dave Wantanabe provided an update which included the following:
 - A new extensive plumbing pressure test was completed over a 2 day period several issues were determined to be of priority. Due to this, the Board has decided to make repairs to the plumbing leaks, mechanical leaks and other system leaks a priority.
 - The Pergola will need to be removed during pool deck reconstruction and it has been determined that the wood from the pergola cannot be reused. The Board has decided to postpone the reconstruction of the Pergola to later in Spring once a more comprehensive shade study is completed for the entire pool area.
 - Electrical plans are being discussed HFHOA, ACS and the electrician used by ACS for this project. The Board will meet with the vendor sometime this week to determine if what the Board would to have done is possible.
 - Lifeguard stands will be replaced with ones that can be relocated and new anchors will be installed on the deck.
 - The brick mailbox on the south side will be removed.
 - Next items to be completed: re-inspection, pouring of coping around pool, plumbing repairs, tree/mailbox removal, pergola tear down, then the goal is to have the electrical worked out by this time with doubling from 3-6 lights if electrician says it's possible.
2. Tree / Truck Accident – The Board reached a settlement offer and signed a release to receive the funds.

NEW BUSINESS

1. DRC Resignation – The committee chair has resigned. Chris Graham will meet with several community members and send out information to the community to see if anyone is interested in serving on the committee.
2. Street Study – Mike Lombarado discussed having the City of Centennial complete a traffic study in the community due to the speed and people ignoring stop signs. It was noted that if the City completes this study and determines that they want to put in deterrents to speeders that the association wouldn't have control of what they install in the community. The fear

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is that if they narrow streets or add speed bumps this might negatively affect the drainage issues. At this time no decision was made.

3. Brightview Landscape Contract - Tina Harrison was directed to obtain a 1 year and a 2 year proposal from the landscape vendor as soon as possible.

COMMITTEE REPORT

1. Design Review Committee – There was no one from the committee in attendance but the Board did discuss several items:
 - Homeowner which just replaced their room has informed the Board that the ordered shutters arrived damaged and new ones have been ordered
 - Prospective Homeowner wants to install at least a 5’ fence along Fremont, after discussion it was determined that the homeowner will be informed that, due to the fact they are considered a perimeter fence, they can remain compliant and can install a 6’ fence. They will be instructed to submit the application for this work directly to Tina Harrison.
2. Social Committee – There was no one from the committee in attendance

FINANCIAL REPORTS

Mark Wieber provided a financial review from the December 2017 financials and the January 2018 financials. Mark directed Tina Harrison to forward the backup for the 2017 bad debit account so that he can review. Tina was asked to find out when the 25,000 will be moved from the operating to the reserve account.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:47 pm.