

Homestead Farms

Board of Directors Meeting Minutes

March 26, 2018

Call to Order – The Board of Directors meeting was called to order at 7:02pm. A quorum of Board members was present. Present Board members were Chris Graham, Mark Wieber and Michael Hollyman. Absent Board members were Richard Shea and Mike Lombardo. Also present was Tina Harrison Association Manager with ACCU, Inc.

Ratify Email Votes: A motion was duly made, seconded and unanimously carried to Ratify the following email votes: Brightview 2018 Landscaping Contract; February 26, 2018 Board of Directors Meeting Minutes and Change Order #2 for Aquatic Chemical Solutions for \$12,899 which had removal of the mailbox & curb as needed, removal of pergola, additional electric work and additional concrete under and around pergola.

Old Business:

1. Pool Repair update–Dave Watanabe updated the Board and the attending homeowners. Overall there have been a number of delays but progress has been made. The demolition has been completed, the old tile removed, surface is prepped. Pressure test showed that the plumbing had unanticipated multiple leaks. The leaks were repaired and the system is now up to current standards. This should ultimately help the overall performance of the system. The concrete coping around the pool was completed, tile along the water line, depth markers, tile on bottom have been done. Due to the new code there is now an electrical ground around the pool. The last storm delayed the work but they did get most of the plumbing backfilled. The next steps are complete sod removal, grading, laying in new electrical lines, new trench drains and rebar placement for the new slabs will all happen over the next 2 weeks. Then the concrete slabs will be poured and the replastering of the pool. The plastering will be done last. The concrete deck will also be extended in areas.

Chris Graham noted that pressure testing had been done last fall and it was determined that there were 2-3 minor leaks but as concrete was removed the additional pressure testing showed the leaks were more extensive and the Board felt it was best to replace these pipes now while they were accessible. Lights will be added to the wading pool and all the other lights will be replaced with LED. Three additional light post will be added and each will have an electrical outlet on the post. There will also be empty conduit installed around the perimeter of the fence for any future installations. It was noted that one tree furthest on the south side would be removed.

2. Mark Wieber discussed having the Board approve an ad-hoc shade committee to determine what shade options would be best for short term and long term. There would be about \$11,000 for their budget. This budget would be pulled from other line items in this year's budget. A motion was duly made, seconded and unanimously carried to approve an ad-hoc shade committee with a short term budget of \$11,000, and Mark Wieber will oversee the committee.
3. Street Study – tabled till next month

New Business:

1. Pool Management– Mark Wieber updated the attending homeowners. It was noted that all of the bids are considerably higher than what was budgeted for this year. Richard Shea is going to further review the hours in each contract and report back to the Board for decision.
2. Swim Team Schedule
 - March 24, Saturday - Swim Team Open House at Emily Patterson's home from 2-3pm (7161 S Glencoe Circle)
 - March 31, Saturday - Registration Opens at 8:00am online at <https://homesteadfarm.swimtopia.com/>
 - April 12, Thursday - Team Sizing Day at Out of Breath Sports from 11am - 7pm (We are using the same

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team suit as last year; however, we have additional apparel items available this year for swimmers & families!)

April 14, Saturday - Team Sizing Day at Out of Breath Sports from 10am - 2pm

May 14, Monday - Afternoon practices begin @4pm (dependent upon weather - we would like to get in 3 weeks of practice before first meet)

May 29, Tuesday - Morning practices begin (8am - 11am depending on age groups - exact times will be determined following registration)

June 2, Saturday - Swim Meet (Away): Homestead Farm vs Hunter's Hill

June 4, Monday - Mini Tarp Practice begins (Monday - Thursday at 11:00am)

June 8, Friday - Pancake Breakfast at the Pool at 8:00am

June 9, Saturday - Swim Meet (Away): Homestead Farm vs Hampden Heights vs Stonegate

June 12, Tuesday - Tarpanza Relay / Team Building Event (Mini Tarps included) at the pool at 7:00pm

June 14, Thursday - Team Pictures (8am) and Water World

June 16, Saturday - Swim Meet (Home): Homestead Farm vs Heritage Village

June 23, Saturday - Swim Meet (Home): Homestead Farm at Hampden Heights

June 29, Friday - Mini Tarp Meet at 7pm followed by Ice Cream Social

June 30, Saturday - Swim Meet (Away): Homestead Farm vs Green Oaks

July 9 - 14 - Prelims / Finals (9th - 8 & under @ Stonegate, 10th - 13-18 year olds at Homestead Farm II, 11th - 9-10 year olds at Homestead, 12th - 11-12 year olds at Heritage Greens, 14th - Finals at CCV)

July 15, Saturday - End of Season Celebration - Picnic and Slideshow at 6:30pm

3. Solicitation – Chris Graham updated the Board and attending homeowners that he had received several emails regarding solicitation. It was noted that the no solicitation sign needs to be on the individual homeowner's house. The Board will follow up with the City of Centennial to confirm the laws.

Committee Reports:

1. Design Review Committee – There are currently 4 committee members. Chris Graham sent an email blast out to the homeowners to request new volunteers and received four responses. Currently Chris is acting as the Committee Chair and is receiving and forwarding the applications to the committee for review. Chris will forward an email of volunteer names to the Board for review and vote to the committee.
2. Social Committee – Lindsey Morgan chair of the committee informed the board that she hosted a meeting in February of about 31 volunteers for the social committee. She is still looking for a volunteer to take over the committee for next year. The plan is to do the same events as last year with the exception of the sleigh ride being transferred to the swim team. It was noted that the social committee has their \$1,500 budget in hand for this year and Tina Harrison was directed to get them \$100 check cut for the remainder of their \$1,600 2018 annual budget.

Financial Report: Mark Wieber reviewed and discussed the February 2018 financial report. Tina was directed going forward to hold invoices until the board reviewed and approved invoices.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:25pm