

Homestead Farms

Board of Directors Meeting Minutes

April 23, 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, Michael Hollyman, 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: 1037011401 collections – reject settlement offer of \$460 and make counter offer of \$654.97; remove 3 umbrella poles at pool, perfect pool contract; March 26, 2018 Board of Directors meeting minutes.

Old Business:

1. Pool Repair update–Mike Lombardo updated the Board and the attending homeowners. The pool concrete should be completed by this coming weekend and then they will start the clean up which should be mostly completed in 7-10 days. The wiring, new conduit, grading and rebar has all be completed. They are scheduled to pour the concrete on Wednesday 4/25/18 weather permitting. Lamp post tubes have been poured. They are still scheduled to plaster the pool on Saturday 4/28/18. Once the plaster is complete they will reinstall fence, lights, sod repair & replace. There was some discussion on the drainage egress on the north side of the pool area. Mike Lombardo & Mark Wieber will meet with the landscaping company to determine the best location for the drainage. The board also discussed having them enlarge the sidewalk from the parking lot to the pool.
2. Pool Management for 2018 – Richard Shea informed the Board that the guidelines and application for the pool rental has been uploaded to the association website. Tina Harrison had a few modifications which will be reviewed.
3. ACCU Credit – Tina Harrison informed the Board that the agreed upon credit from the Management Company for \$500 has been completed and Mark Wieber, Treasurer confirmed.

New Business:

1. Shade Committee – The new shade committee met on Saturday 4/21/18. Greg Mohman who was in attendance asked the Board for a copy of the layout of the pool so they can determine the best shade options. Chris Graham thanked Greg for taking the leadership role for this project. There was discussion on the budget and options for the committee to raise more funds. Due to finances the committee is looking at shades from Sam’s Club which will be temporary. The committee will look at long term permanent shading options which the Board can include in the future budget.

Committee Reports:

1. Design Review Committee – Chris Graham stated that the new committee members had a meeting on Wednesday 4/18/18 and Michael Hollyman will be Board Liaison for the committee. Maria Lombardo is the committee chair. It was noted that the application on the website needs to be updated with the new manager contact information.
2. Social Committee – Lindsey Morgan chair of the committee informed the board that she has been fully funded for 2018. The Easter event was a success and the next event is scheduled for Memorial Day. The Board & Lindsey discussed ideas for a Grand Opening at the pool.

Financial Report: Mark Wieber reviewed and discussed the March 2018 financial report.

Adjournment: There being no further business the meeting was adjourned at 7:55pm

Executive Session: The Board entered executive session at 7:56pm to discuss collections. The executive session ended at 8:14pm.