

Homestead Farms

Board of Directors Meeting Minutes

May 14, 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, Michael Hollyman, Richard Shea. Absent Board Members were Mark Wieber 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: April Board of Directors Meeting Minutes; HOA Insurance Renewal with Assured Partners.

Old Business:

1. Pool Repair update – Dave Watanabe updated the Board and attending homeowners. The deadlines were met by the contractor ACS. The pool was used today by the swim team. There has been some issues getting ahold of the vendor due to them leaving to go do other work. They are supposed to be back this week to work on outstanding items. The fence, drainage on north side, sidewalk and lights still need to be completed along with other punch list items. Briteview will be completing some of the landscape reconstruction in the pool area. Pool maintenance and lifeguards are all contracted through Perfect Pools.
2. Pool Management for 2018 – Tina asked the Board questions on the pool reservation process. The Board discussed putting together a list of items which should be completed at the pool on a regular basis, such as restrooms, opening & closing, For pool reservation the homeowner will contact ACCU for their party. ACCU will then contact Perfect Pools to book any needed lifeguards. The lifeguard time will include cleanup after the party. ACCU will bill the homeowner and reimburse Perfect Pools. Following a booking ACCU will also email blast the community of the event so everyone knows the pool isn't available on that date. There was discussion on homeowners having more than stated amount of people at a pool party. The lifeguards will call in additional lifeguards if the number of people requires it and that cost will be billed back to the homeowners.
3. Shade Committee – Lindsey Morgan was in attendance. The committee has spent around \$6,000 on several shade options for the pool. Chris Graham will follow up with Mark Wieber and the Board will get together to review the layout and shade items purchased. There was some discussion on the layout of the lounge chairs and concessions at the pool.

Committee Reports:

1. Design Review Committee – No one in attendance. The Board will ask the committee to forward the excel spreadsheet to the Board for review.
2. Social Committee – Lindsey Morgan was in attendance. The association approved the \$1000 budget for the events. Food will be served from 11am-2pm free of cost to homeowners. They have volunteers signed up to purchase food. The Board authorized Tina to cut a check for Lindsey in advance of the upcoming event.

Financial Report: Due to the meeting being moved up one week the April financials are not yet available. Tina will provide to the Board and post to the association website as soon as they are completed.

Adjournment: There being no further business the meeting was adjourned at 8:10pm