

Homestead Farms

Board of Directors Meeting Minutes

June 25, 2018

Call to Order – The Board of Directors meeting was called to order at 7:04pm. A quorum of Board members was present. Present Board members were Chris Graham, Richard Shea, Mark Wieber and Mike Hollyman. Also present was Tina Harrison Association Manager with ACCU, Inc. It was noted that Mike Lombardo has resigned from the Board.

Minutes: A motion was duly made, seconded and unanimously carried to approve the May 14, 2018 Board of Directors meeting minutes.

Ratify Email Votes: A motion was duly made, seconded and unanimously carried to Ratify the following email votes: 1037014001 Settlement Agreement.

Committee Reports:

1. Design Review Committee – Mike Hollyman updated the Board and the attending homeowners. Since April there have been 25 DRC applications. All were approved except for two that are still pending. One landscape submittal changed and was outside the scope but has since been resolved.
2. Social Committee – No update.
3. Shade Committee – Mark Wieber updated the Board and the attending homeowners. The shade committee came in under budget. Two of the shades broke during a wind storm and have been returned to Costco. They were holding until they could determine if the other shades were going to break easily. Since there has been no more issues Mark will approve the shade committee to purchase two more.

Old Business:

1. Pool Repair update – Richard Shea & Chris Graham updated the Board and the attending homeowners. The locks on the gate and guard house have been changed and the Board and appropriate individuals have all received keys. The plumbing has been repaired. Someone has been turning up the heater on the pool so there have been some issue keeping it regulated. There was discussion about changing out the thermostat/heater at some point in the future. There was one pool party and Tina will follow up on the lifeguard invoice to make sure it was paid. ACS received a punch list and several items were completed. The landscaping inside and outside the pool still need to be completed and the lights are working. The lifeguard stands are not anchored yet but are working and the area inside the pool where the tree was removed still needs to be addressed. There was discussion on the pool cover and anchors being installed. The drain was extended outside the gate and the parking lot was pressure washed.
2. Pool Management for 2018 – Richard Shea stated that Perfect Pools was still in charge of the pool and the guards are all up to speed on the management of the pool. At this time there are no complaints.
3. Open Board Seat – Kevin Sherrod volunteered to fill the remainder of the term for the vacant seat on the Board. ACCU had previously sent out an email for homeowners to volunteer but had no response. A motion was duly made, seconded and unanimously carried to approve Kevin Sherrod to fill the vacant term on the Board until the Annual Meeting in November.

Financial Report: Mark Wieber reviewed the current financial standing and noted that there were still funds in several accounts to help offset the extra cost of the pool.

Adjournment: There being no further business the meeting was adjourned at 8:22pm