

# Homestead Farms

## Board of Directors Meeting Minutes

### July 23, 2018

**Call to Order** – The Board of Directors meeting was called to order at 7:07 pm. A quorum of Board members was present. Present Board members were Chris Graham, Richard Shea, Mark Wieber and Kevin Sherrod. Absent member was Mike Hollyman. 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 June 25, 2018 Board of Directors Meeting Minutes.

**Homeowners Open Forum:** Homeowners discussed the following topics:

- Sprinklers and dying grass is an issue in the community. Several work orders have been submitted and Mark Wieber will follow up with the landscapers next week.
- There was discussion about 4' perimeter fencing and preserving the open character of the neighborhood. It was noted that several homes are building taller (5'-6') privacy fences right up to the sidewalk edge. The plat map and DRC fence rules from prior years to current were discussed.
- Homeowner asked how the community is monitored for covenant enforcement – it was noted that the Board walks the community twice a year and they report back to ACCU to submit letters as needed. The Board will have this walk completed by the first. There was discussion about the management company's scope of services that could be added.

**Committee Reports:**

1. Design Review Committee – No report for this month, no one in attendance
2. Social Committee – No report for this month, no one in attendance
3. Shade Committee – There were 2 umbrellas that broke, and they were returned to Costco. Approximately \$1,600 will be returned to the association. This committee will be closed as it has served its purpose.

**Old Business:**

1. Pool Repair update – ACS will be provided a deadline for the completion of the landscaping. The Board previously met to discuss ways to assure the completion of this project. Punch list items still need to be completed but the Board has had a hard time getting a response from the vendor. It was noted that he hasn't invoiced or been paid for several punch list items. A plan will be put in place to finalize this project in the next couple of weeks. It was noted that there is a one-year warranty on this project that will run to around the middle of May 2019. There is some minor cracking that is due to settlement but small hairline cracks that should be expected.
2. Pool Management – Richard Shea will follow up with the management team and make sure that they leave the lights on in the evenings. Rich will verify that there is a timer for the in-pool lights and make sure it is functioning. Install an additional timer for the exterior light poles. There needs to be a switch installed so that the lifeguards do not need to use the breaker to turn on/off the lights. Richard updated the Board and attending homeowners that there haven't been any complaints recently for the services being provided by the pool management company. There was discussion about using a pool cover to help with the efficiency of the pool. It was determined that a thermostat would be more effective.

**New Business:**

1. ACCU Support ticketing system – Tina reviewed the support ticket report that is provided to the Board of Directors each month in the board packet.

**Financial Report:** Mark Wieber reviewed the current operating and reserve financial status and noted that the largest over budget spending for the pool was for the shade structures and the pool management contract. This was done knowing that there would be underspending in several other areas this year. It is expected by the end of the year the funds should be right on target. The sidewalk repairs have been tabled due to the major pool project that is being completed this year. This will be revisited next year following the completing of this year's major pool project.

1. Reclass pool accessories – This expense should not be reclassified. It is to be paid out of the operating account.

**Adjournment:** There being no further business the meeting was adjourned at 8:26 pm