

## Homestead Farm HOA Board of Directors Meeting 8-25-08

The meeting was called to order at 7:07 pm by Clare Ambrose.

Directors present: Jeff Muller; Clare Ambrose, Richard Shea & Karl Goeken

Directors absent: Bill Anthes

Homeowners present: Judy Frasier, Carolyn Green & Jim Reed

Clare welcomed Cherlynn Witt, our new property manager from ACCU.

Homeowner's forum:

A homeowner proposed that residents can bring no more than two guests at a time to the pool. He reported that he was using the pool with his four-year-old daughter when a resident teenager came to the pool and brought 15 friends with him. He claimed they took over the shallow end of the pool for a water basketball game and no one else could use that end of the pool. After discussion a compromise to his proposal was reached wherein there would need to be adult supervision for situations like that, or unaccompanied children of residents have a limit of two guests. Richard moved to draft language for a pool rule for the board to consider for adoption. Karl seconded. This passed unanimously. It was further agreed that the pool rules be published on the new HOA website.

A homeowner reported that she has a dead Cottonwood tree on the greenbelt behind her house. She is afraid it will fall over onto her house. The subject of dead trees on common areas was discussed that last month and the board is having ACCU address this and schedule that to be taken care of.

An anonymous letter was sent to the board members by a homeowner regarding the pool staff setting trash out days before pick-up day. The board will bring this to the attention of the pool manager and instruct them to not set their trash out prior to the evening before the pick-up day.

A letter was sent by a homeowner regarding four trees that were removed and not replaced. The board has a tree replacement master plan and consideration will be given to move that address to the top of the list for future replacement.

Topic 1 – Hearings/Violations: Cherlynn reviewed the board's May violation list then drove through the neighborhood on August 22<sup>nd</sup>. She verified continued violations and noted other additions. The board approved the violation list and authorized Cherlynn to send first notice letters.

Topic 2 - Committee Reports: Judy Frasier, irrigation committee: Waterketch continues to find problems with the sprinkling system. Mark Waterton is fixing breaks as they come up. Several of our irrigation lines were cut in the Fremont Street replacement project by PPI, the paving company. PPI has committed to pay the \$2200 repair bill. The board's action plan is to have PPI take care of it for now. However if 30 days elapse and they have not paid it the board will have the Waterketch bill paid and we will seek reimbursement from PPI directly or through their insurer.

Topic 3 – Officers Reports: Karl was given the ok to proceed with the tennis sign-up sheet board. No other reports.

Topic 4 – Approval of July minutes. Karl moved to approve the July minutes. Clare seconded. They were approved unanimously.

Topic 5 – Approval of July financials. Cherlynn reported that their audit group is processing the records and bank statements that were recently received from ACM. Once they have the records processed she will provide a detailed report. The July financials are not approved.

Topic 6 - Old business: The Colorado Business Bank account was closed and a check for the \$9709.40 balance will be deposited into the association's operating account.

In June and July there were 150 checks from homeowners for payment of their third quarter dues deposited directly into the association's lockbox for our account at the Castle Rock Bank. It is reported that there are 15 homeowners who pay their dues through ACH charges. It was confirmed that no ACH payments were received in June or July from any of these homeowners. ACCU sent a welcome letter to homeowners addressing this issue. This leaves 86 homeowners who's third quarter payments cannot be accounted for. It is likely that some sent their checks directly to ACM and those checks will remain unaccounted for. The board approved getting copies of the 150 checks to determine which homeowner's payments are unaccounted for. Those homeowners will be contacted and asked to put stop-payments on those checks.

and re-issue a new check for payment of their third-quarter dues. It was agreed by the board that the cost for the stop-payments may be deducted by the homeowner pending confirmation of that incurred expense.

The board voted to approve ACCU's \$500 fee to bring our financials up to date. That is in addition to the cost to get copies of the third-quarter checks that were deposited into the account.

Topic 7 – New business: Checks from homeowners for the adult party.

Kathy Conrad will contact Cherlynn regarding ACC issues.

The board voted against conducting fall aeration, an \$800 cost.

ACCU was asked to contact Groundmaster and request that they trim the bushes along the Glencoe entrance.

Clare will distribute information on Centennial's discussion for a proposed snow removal ordinance.

Richard reported that a contract from the auditor, Ken Biechle, was never presented for the association's 2007 audit. Cherlynn will contact him and get the contract for us to sign, and get the audit report. In addition, Cherlynn will begin searching for a reserve study analyst which is recommended to be completed by early 2009.

The AR aging report from June 30<sup>th</sup> shows a collective total of \$1300.00 in back dues owed. Of that amount, there are 11 homeowners on the list. Cherlynn advised that under SB 100, once a homeowner has a balance of \$400.00, the matter can go to attorneys for collection. It was decided that the board will reconcile the 3<sup>rd</sup> quarter dues then send out letters to all homeowners who have not reconciled their 3<sup>rd</sup> quarter payments and include the outstanding balances beyond that to those homeowners.

The meeting was adjourned at 8:45 pm.