

Homestead Farm HOA Board of Directors Meeting 09-22-08

The meeting was called to order at 7:05 pm by Clare Ambrose.

Directors present

Jeff Muller, Clare Ambrose, Richard Shea, Bill Anthes & Karl Goeken

Homeowners present

Carolyn Green & Marcia May

ACCU Property Management Representative

Cherlynn Witt

Homeowner's forum

A homeowner wanted to know the status of removing the dead trees on the south greenbelt. Cherlynn Witt advised that we have bids from Swingle & Groundmasters and we are still waiting for the Town & Country bid.

Topic 1 Hearings/Violations

The violation list was in this evenings board packet. Cherlynn Witt advised that all letters have been sent and ACCU is in the process of reviewing for compliance or remediation of problems. This is active and in-progress.

Topic 2 Committee Reports

ACC

Clare Ambrose will meet with Kathie Conrad for an update on the ACC Committee and request an end-of-the -year report.

Pool

Ann Kochevar presented a list of pool-related items that need attention. Had Bradbury will be submitting a remediation bid prior to our annual budget meeting. With respect to the pool house it was suggested that for the replacement of the cabinet and counter tops that a request be sent via e-mail to the neighborhood soliciting a donation of an old unit that a homeowner may be replacing in a remodel project. The summer vandalism pool damage claim was documented by Had and submitted to Farmers Insurance. A settlement check was sent to CherylInn Witt.

Tennis Court

The reservation board has been installed. Clare mentioned the surface is cracking and we need to look at the warranty.

Irrigation & landscape

PPI Paving and the City of Centennial will owe us for the broken water line when the Fremont Street was done. Both ACC and Groundmasters have submitted bids for snow removal and irrigation maintenance which will be reviewed at the annual budget meeting. We also have a separate bid from Waterketch to do sprinkler updates zone by zone. Richard Shea mentioned that from a cost containment standpoint the board should consider replacement of the entire sprinkling system, zone at a time over the next decade or so. The system consists of between 13 to 15 zones. Priority should be given to the zones with the biggest problems.

Social Committee

None

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 August minutes.

Karl Goeken moved to approve the August minutes. Clare Ambrose seconded. They were approved unanimously.

Topic 5 Approval of August financials Cheryl Witt presented the July and August financials. Bill Anthes moved that since the financials were presented tonight to table the approval of the financials for one week while we have had a chance to review them in more depth. Jeff Muller seconded. Agreed unanimously. The records reflected however that as of the end of August we have \$2546.27 in payables. Our outstanding receivables are \$10,959.72.

Bill Anthes also requested that the monthly report financial report pages be numbered for ease of reading. Cheryl Witt will present them in that style in the future. Homestead Farm will be shutting down the Castle Rock Bank account during the next month.

Topic 6 Old Business

Guest Policy

Previous discussion regarding the need for the Homestead Farm Pool Rules Revision concerning a "guest policy" needs to be in compliance with SB100 requirements was addressed by Richard Shea, who drafted a new proposed policy. Richard pointed out that this guest policy is not a guideline or a covenant. Its adoption would not require a vote of the homeowners. Because it would be a proposed policy, its adoption would only require a majority of the board. The homeowner members would be given an opportunity to comment however. The proposed guest policy will be put in the newsletter. Karl Goeken moved to approve this policy as written, Clare Ambrose seconded. It passed unanimously.

2007 Tax returns and audits

Cherlynn Witt reported that the 2007 request for the tax return was granted. Per our tax preparer, Ken Beichle, nothing was owed.

Audit

Cherlynn Witt will request an estimated time of completion from Ken Beichle, our auditor.

New business

Website:

Matt Farr has some concerns regarding our frequent change in management companies. Cheryl Witt confirmed that ACCU would own the website and she inputs the updates. In the ACCU system, each homeowner member needs their own account and login info to gain access to the website. Bill Anthes moved to have ACCU take over our website, Richard Shea seconded. This passed unanimously.

2009 Proposed Budget

The Homestead Farm annual meeting is November 24th. At least 30-days before the meeting we must submit the proposed 2009 budget to the homeowner members. The budget meeting will be held on Thursday 10-9-08 at 7 p m, location yet to be verified.

Action item

Next meeting Monday, October 27.

Adjournment Clare moved to adjourn the meeting at 8:50 pm, Jeff Muller seconded and this passed unanimously.