

Homestead Farm HOA Annual Meeting 11-24-08

The meeting was called to order at 7:10 pm by Homestead Farm Homeowners Association President, Clare Ambrose.

Directors present

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

ACCU Property Management Representative

Cherlynn Witt

Proof/Waiver of Notice of Meeting

With the homeowners present and proxies submitted, a quorum requirement was met.

Reading of the 2007 Annual Meeting Minutes

Bill Anthes moved to approve the 2007 minutes, Karl Goeken seconded. The 2007 minutes for the annual meeting were approved unanimously.

Special Guests

Keith Gardner, City Council District 2

Councilman Gardner announced that the Centennial City Council will hold a study session on December 8th at 6 pm regarding the present coyote nuisance issue and the public is invited.

Det. Ray Torres, Arapahoe County Sheriff Department

Detective Torres announced that per city statute, an individual is not permitted to use any device that will put a projectile outside the landowner's property. Specifically in the case of the coyotes, it is not legal to discharge a firearm at a coyote except in the extremely rare instance where a person is protecting the life and health of a person. It is not legal to shoot a coyote while protecting your pet. In addition to guns, it is illegal to use air rifles, sling shots, bow and arrows if the projectile leaves the homeowners property.

Karen Stickland, City of Centennial

The City of Centennial Department of Animal Services responds to calls regarding domestic animals and do not deal with wildlife issues. The City website has a link to the Colorado Division of Wildlife concerning coyotes and other wildlife issues.

Crystal Peterson, District Wildlife Manager Colorado Division of Wildlife

Crystal provided an in-depth discussion concerning the problems that the south metro area is facing with coyotes. She reported that per Colorado laws a landowner has the right to put down a coyote that is doing damage on their property, however local laws would then restrict that provision. There are two situations in which a landowner may apply for exemptions to trapping coyotes (no leg-hold or snare traps are ever permitted except by approval of the Tri County Health Department:

1. If agriculture/livestock is involved;
- 2 Human health and safety issue are concerned

She reported that the City of Greenwood Village hired an outside source to trap some coyotes. She did not have a record of that cost or the results.

There are many entities that attempt to control or remove coyotes and each has a different approach. She explained that educated co-existence has been the best approach that is being experienced. Jeff Muller added that a Chicago study might be helpful for cities to review in that it acknowledges that there are 350 coyotes removed from Cook County each year.

Crystal advised that there are no statistics kept on the number of coyotes that are killed in the Denver metro area each year. She acknowledged that the city of Parker did remove problem coyotes this past summer. In addition it is not easy to put a number on how many coyotes can be sustained in the open space area. In a metro area coyotes can be more prolific based on availability of food sources: trash, pets, etc.

One major way to prevent coyotes from coming into a yard is to remove food sources from the yard and remove places where they can den or rest. A homeowner requested specific information on how to keep a coyote out. Crystal advised that a homeowner can block access to under deck areas. Crystal conceded there is no guaranteed sure-fire approach to keep a coyote out – light sensors, fence rollers, 6' high fences, ammonia, etc, but these are things that can be tried to deter them. The DOW has had reports of coyotes approaching people and in most instances it has been verified that these coyotes were being fed. She cited another report where a motorist picked up an unconscious coyote in Douglas County, and the coyote became revived and bit the person. She assured the group that attacks on people are very rare.

Jason Presley, - Arapahoe County Sheriffs Department

Jason reported on the Neighborhood Watch program, Therese Saurber is our representative. He mentioned that the biggest and easiest to remedy problem is that of garage doors being left open. When they patrol and see an open garage door they note that address and send the homeowner a letter. He also warned homeowners to be careful leaving your car outside your garage. If you have a garage door opener in the car, thieves will break into the car and open the garage door then rob the home. It was suggested that homeowners call neighbors who have left their garage door open. Crime prevention through environmental design (remove bushes that cover windows, keep the area well lighted) are other tools to prevent home burglary.

He suggested that a call to the sheriff's office should be made if something looks out of the ordinary. For a successful neighborhood watch program the key is to get involved.

Kidnapping update – Jason is a school resource officer. There is a vehicle description. The big problems happen after school and during recesses. The Arapahoe County Sheriff website is the best spot to find out if there is a sexual predator in your neighborhood.

Treasurer's Report

Bill Anthes joined the board in July when the old treasurer moved from the neighborhood. Through July we endured problems with the previous management company and were faced with difficulties in receiving up to date information. We did not have financials for a number of months. We don't think we lost money with the prior management company – it was just coded incorrectly. However with the transition to our current management company (ACCU) we were able to turn-around the problem and at this point we are in good shape with the receivables and payables and are at budget for the year. We will be conducting a reserve study next year as well as a financial audit of 2008. Going forward the Association's main financial concern is our dated irrigation system.

Election of Board Members

A ballot with four candidates for the two open board positions was distributed to those in attendance. Two of the candidates were in attendance and spoke about their qualifications and desire to become a board member.

Holly Payne is a working mother, wants to bring a perspective to the board from the point of view.

Mark Wieber, lived here 10 years. He is a small business owner, plenty of time to undertake the duties on the board. He wants to bring his expertise and time to the board.

The two remaining candidates were introduced by Kim Kimpton.

David Nii has been in the neighborhood 15 years and ran the Homestead Farm Almanac newspaper for a number of years.

Mike Piazza has also lived in the neighborhood for years. He took it upon himself to clean the graffiti from the pool house this summer.

After a vote Holly Payne and Mark Wieber were elected as Homestead Farm's two new board members. The 2009 board will consist of the following offices: Karl Goeken, President; Bill Anthes, Vice President; Jeff Muller, Secretary; Mark Wieber, Treasurer and Holly Payne, At-Large.

2009 Budget Ratification

There was a discussion on various aspects of the budget to include re-allocation of categories from utilities to pool and irrigation issues. There will be a reserve study in 2009. With no further discussion a vote was taken on and the 2009 budget was passed as drafted.

Adjournment

Thanks and gift cards to a local restaurant were given by the community to Richard and Clare for their service.

Richard Shea moved to adjourn the 2008 annual meeting at 8:30. Clare Ambrose seconded and passed unanimously.

Submitted by Karl Goeken, Secretary Homestead Farm BOD on 11-24-08