

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday March 23, 2009 7pm

Attending: Goeken, Anthes, Payne, Muller

Guests and Homeowners: Joe Kissel, Shane Conner, Mark Peterson, Pat Henn, Carolyne Green, Judy Frazier

Mark Peterson of WaterKetch was invited to present ideas about the maintenance and refurbishing of the sprinkler and irrigation system. He recommends that we de-commission two or more of our more troublesome sprinkler zones. Additionally, he advised that the HOA should plan on re-furbishing at least 2 zones each year until all seventy zones have been re-furbished. Mark expressed the opinion that before any re-furbishing is done, we should invest \$2000 to \$4000 in a professional sprinkler design. It was noted that Willows Water may allow a credit offset for some of the cost of the sprinkler design.

Joe Kissel of ACC was invited to further elaborate on his bid for management of our sprinkler system this year. He discussed questions about extra charges related to repairs and maintenance. There were other questions from the floor pertaining to experience and training of his staff. Additionally, he agreed that zone re-furbishing could be accomplished on a fixed contract basis with zone design cost included in the bid price. Warranties for his work could be provided for either a one or two year period. Shane Conner, also of ACC, provide pricing information for the replacement of the sprinkler valve enclosure and Fremont and Grape. He estimated that a metal enclosure will cost between \$500 and \$1000, plus labor.

Judy Frazier (HOA sprinkler system coordinator) spoke in favor of renewing the WaterKetch contract.

Judy also provided the board with original maps and drawing of the sprinkler system to be retained for archival purposes. Muller will keep temporary custody of these documents until a more permanent location is found. Additionally, it is the board's expectation that some of these drawings will assist the HOA in its efforts to recover damages incurred to the sprinkler system last year during the road construction project on Fremont.

The board voted in majority to renew its contract with WaterKetch. Muller abstained and Wieber was absent.

Carolyne Green presented her estimate of \$600 for flowers at our main entrances. The board voted in favor of the expenditure.

Another homeowner addressed concerns that guideline violations are not being quickly addressed by the board. The homeowner cited several examples of trash cans left out for more than a day after trash collection and portable basketball goals left in driveways overnight. The board was advised by Cheryl that our management company had in fact written to several homeowners on these same violations and that following the 15 day wait period, 'fine' letters were sent to these homeowners.

The Board voted to approve the February minutes.

The February financial statements were approved after a discussion of how late fees and interest charges are computed for homeowners who paid their 1st quarter dues after January 15th. The board invites any homeowner who wants a quarterly dues reminder to sign up on the ACCU/Homestead Farm website. Our management company will provide those homeowners with an email reminder each quarter.

Additionally, one of the board members will send out an email through one or both of the current Homestead Farm email loops to remind everyone that second quarter dues need to be received by April 15th.

The board is reviewing three options concerning the swimming pool plaster damage. One option is for \$31,000 and involves a complete re-plaster of the entire main pool. Another option, for \$7,000 concerns the repair of approximately 90 square feet of plaster. The third option, from Had Bradbury our pool manager, is to repair 40 square feet of plaster for about \$1,200. Except for the first option, the full extent of repair cost will not be known until the pool is drained early next month. The 2009 budget allows for \$1,600 for pool repair expense. The 2005 HOA Reserve Study had established a reserve of \$12,000 to re-plaster the main pool.

The board voted to contract with Porchlink Media for the Homestead Farm newsletter. Porchlink is to take over all advertising revenue and all publication expenses.

Three 'No Soliciting Signs' that were approved in an email vote following February's meeting will be installed in the near future. The board has asked the city to install new Neighborhood Watch signs at the intersection of Grape and Fremont and at the Easter Street entrance. The new 'No Soliciting Signs' will then be attached to the new Neighborhood Watch sign polls.

The board voted to approve attorney fees associated with the review and drafting of guidelines to bring the HOA in compliance with Colorado's new Energy Regulation law (1270). The law pertains to solar collection devices, wind generators, awnings, clothes lines, evaporative coolers and other energy conserving devices.

The meeting adjourned at 9:40PM.