

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday April 27, 2009 7pm

Attending: Goeken, Anthes, Payne, Muller, Weiber

Guests and Homeowners: Carolyne Green, Kay Geitner

The board received favorable comments from Kay regarding the recently implemented HOA snow removal plan. The plan calls for snow removal on the greenbelts and along Fremont and on the Easter and Dry Creek entrances when snow depth exceeds 5".

The board voted to approve the March minutes.

Treasurers report: It was noted that HOA newsletter ad revenue are under budget, but it was acknowledged that the financial statement reflects just one months advertising revenue. Also, it was clarified that the audit fee of \$1,500 was for the 2007 fiscal year that ended 12/31/2007.

Design Review Committee report: No committee representative present. The board discussed a request which had been approved by DRC to widen a homeowner driveway. It was determined that the request and subsequent approval were consistent with HOA guideline.

Pool Committee report: No committee representative present. The board reviewed its email/on-line vote in which it approved the expenditure of \$31,000 to re-plaster the swimming pool. Results of the email vote were 3 members voting in favor and 2 members abstaining. A question of procedure was discussed regarding ratification of the email voting and whether or not during ratification a board member might change their vote from 'abstain' to 'in favor'. Either way, the board ratified its decision to plaster the swimming pool for \$31,000.

A discussion followed regarding the time line around the discovery of the pool damage; when a repair estimate was first obtained; and when the extent of the repairs and the repair estimate were first made known to the board. It was opined that there was a significant oversight in the notification process in that the damages and subsequent repair were not made a part of the budget approval process in September and November of last year.

It was noted that a fully functioning 'French' drain system on the west side of the pool will be important if the HOA hopes to obtain maximum useful life from the pool plaster.

Finally, the board voted 3 to 2 against adding any new permanent umbrellas this year. It was successfully argued that the \$2,000 in savings should be added back into the HOA reserve fund.

Tennis Court Committee: No committee representative present. The board discussed and tentatively agreed (without a vote) to continue its arrangement with the outside tennis instructor who provides tennis lessons to both HOA and non-HOA students. The board intends to confirm that the instructor has obtained all necessary insurance coverages.

Irrigation and Landscape Committee: No committee representative present. The board intends to obtain a quote from a sprinkler system architect for a sprinkler system design. The design will help guide future HOA boards with the systematic construction of a replacement sprinkler system over the next few years.

The board discussed an arrangement for PorchLink to publish the HOA newsletter. It is anticipated that the cost will be about \$3,000 for 10 issues compared to the \$6,000 presently being paid. The board will vote to accept the PorchLink contract after confirming that the contract includes all lay-out expenses.

The board expects to receive the Homestead Farm Reserve Study from Steve Bradley consulting within the next two weeks.

The board requested that the management company obtain an estimate for replacement of the wooden back-flow valve cover at Fremont and Grape.

The board discussed how the new Energy Bill Regulation law will impact HOA guidelines as they pertain to evaporative cooling, solar heating, awnings, shades and vents, etc. The new law allows for reasonable aesthetic restrictions that are not financially restrictive. Our property management company has agreed to provide model wording that we can be used to amend the guidelines.

The board voted to accept the Swingle Tree Service contract for the removal of the Cottonwood tree at Fremont/Grape, and for removal of the fallen Russian Olive tree just west of the swimming pool. At the same time the board agreed to make a request of Swingle that they survey all problem trees in the neighborhood with the expectation that the board will immediately approve expenditure for the removal of any tree that is identified as being dangerous.

The board voted to renew its general insurance package with the present insurer. However, the board will inquire about adding umbrella coverage and incidental worker's compensation coverage.

There was a discussion pertaining to violation letters for automobiles in disrepair that are stored on driveways. The management company will research Centennial city ordinance and determine how our HOA guidelines comport with that ordinance.

The board agreed to Carlyne's request of about \$350 dollars for flowers and mulching for the neighborhood entrances. It was noted that she is well under budget.

The board was advised that the snow removal contractor had agreed to reduce their bill for the 4/18/09 snow from \$1000 to \$500 because they had in fact only removed snow from the southern greenbelt.

Next meeting is Wednesday May 20, 2009

Adjourned at 9:00PM