

Homestead Farm HOA
Board of Directors Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, October 26th, 2009
Attending: Goeken, Frazier, Muller, Wieber, Payne

Guests and Homeowners: B.Cunningham, C.Green, P.Henn, J.Campbell, M.Maxwell, JT.Capps, S.Gilmore, K&N.Geitner, M.May, C.Sherrod, B.Sanders, A&T.Hjelmstad

Homeowners Comments: Concern was expressed over political campaign signs posted along Fremont. A request was offered to add swimming pool steps. Several homeowners asked that HOA construction work, and 'requests for bids' be publicly available to all homeowners. A request was offered in favor of a community garden to be part of the landscape master plan.

Treasurers Report: The report was approved contingent on resolving a \$10,000 difference between the pool contract and year-to-date pool contract expenses.

Newsletter: The board of directors decided to discontinue the printed edition of the monthly newsletter. Instead, the newsletter content will be published on the Homesteadfarm.org website.

Design Review Committee, Tony present: the board approved a homeowner request to change the color of an exterior door to a 'high contrasting' shade of red.

Pool Committee, Bridgett present: the HOA President is obtaining bids to replace portions of the concrete pool deck. Following replacement of the deck, Alpine Pool will be asked to return for warranty repair to the bulge on the east wall. Following the warranty work, Perfect Pools will be contracted to caulk and seal the pool tiles before the hard winter freeze. Two board members expressed the opinion that concrete construction should be deferred until next spring and that the caulk and reseal of the tile should instead be completed as soon as possible. Plaster repair of the wading pool is to be contracted in the spring time. The board asked the management company to research what appears to be a large overrun in pool contract expenses this year. It was revealed that some of this overrun may be attributed to an authorization given by a board member for the pool contractor to employ a third lifeguard on weekends. However, this authorization and that associated cost, have not yet been confirmed by the board.

Irrigation and Landscaping: The architectural drawing of the irrigation and landscape master plan was reviewed and discussed. The board assured those present that the master plan is a work in progress and that no action will be taken without further homeowner input, and a subsequent affirmative vote by the homeowners.

Social Committee, no representative present: the board confirmed that \$1,500 was placed in the 2010 budget to support the committee's activities. The Committee is expected to provide an accounting of expenditures to the board by the end of each calendar year.

Reserve Study: the board voted to approve the 2009 reserve study as originally presented in June, except that the scheduled cost of modernization of the irrigation system is revised downward from \$280,000 over 4 years, to \$226,000 over 6 years.

Entrance Sign at Fremont: Construction of the wall and installation of the lettering is reported as finished. However, it was observed that the wall has not yet been washed to remove mortar stains from the brick face.

Perimeter Fence: the board is exploring ideas on how to have the entire perimeter fence stained at the same time next spring so that there will be a uniform, finished look to the entire fence.

2010 Operating Budget: Discrepancies were noted in the pool contract, for rubbish removal, and for water. These discrepancies will be further analyzed by our property manager and a revised budget will be presented to the board for approval. It was confirmed that information given to the board that all annual reserve contributions must be at least equal to 10% of the operating budget was incorrect. One board member offered an opinion that a 8 percent increase in HOA dues for 2010 was greater than would be expected by homeowners.

Snow Removal: the HOA is taking bids for snow removal. An effort will be made to confirm personal reference information given by one of the contractors.

Neighborhood guidelines: as a result of confusion concerning the need for confirmation by the board of the September inspection, a follow-up inspection will be conducted at some future date.

The board decided to remove the volleyball net through the winter months to lessen the likelihood of damage to the pool covers, the fence lighting, and the fence.

The next board meeting, is tentatively scheduled for sometime in the first week of December.

