

Homestead Farm HOA
Board of Directors May Meeting
Holly Baptist Church (Easter St. and S. Holly)
Monday, May 24, 2010
Attending: Muller, Weber, Maxwell,

Guests and Homeowners: T. Hjelmstad, B. Cunningham, C. Green, J. Reed and J. Walker.

Homeowners Comments: Tony Hjelmstad brought it to the Boards attention that the approved Behr Stain for the perimeter fence has changed names. Jack Walker expressed concern about the age change at the pool for children to be at the pool without an adult from 9 to 12 years old. Carolyn informed the Board that the flowers have been planted and we discussed adding new mulch to the back side of the island on the Fremont Ave. entrance.

The Board approved the April 2010 Meeting Minutes and the April 2010 Financial Statement.

Committee Reports:

Design Review Committee, Tony present: - The Board sent out 5 remedial letters to Homeowners that made home improvements without obtaining proper approval from the DRC. The letters informed the Homeowners that approval is required.

Pool Committee, Bridget present: the Board discussed several issues regarding the pool.

Pool Rule Changes- The Board discussed the new age change when a child is allowed to be at the pool without a parent from 9 to 12. After a lengthy discussion on Red Cross regulations, other neighborhood pool policies and public pool policies the Board decided to vote via email so that all 5 members could vote.

Closure for weather- The Board discussed what the policy should be for closing the pool for bad weather, as well as reopening it if the weather changes later in the day.

HydroDynamics completed the resurfacing the wading pool.

Umbrella & Basketball Hoop – The new umbrella was installed at the pool by neighborhood volunteers. The Board would like to thank Jeff Cazzanigi, Bill Gilmore and Kevin Sherrod for volunteering their time to install the pool umbrella and reinforcing the other two umbrellas.

Replacement of the Vent Pipe- The work was completed by Jeff Cazzanigi.

Roof Replacement – Jim Reed with Flagstaff Roofing suggested that we have the roof replaced; the Board would still like to wait on replacing the roof until absolutely necessary. Jim is going to get Cheryl a bid to patch the pool house roof.

Gutter Cleaning and Power Washing of the pool house- The work has been completed.

Basketball Nets – The basketball nets in the pool parking lot need to be replaced.

Tennis: The Board is getting a bid to have the mesh wind screens rolled up in the winter time.

Irrigation/Landscape: The Landscape/Irrigation Redesign Project Update - The neighborhood sub-committee will meet again to go over 4 bids that were received for the project and will discuss options to fund the project.

Website: The Board will be posting upcoming work/request for bids on the website for jobs over \$1,000.00. Neighbors that are bonded and insured are welcome to submit a bid.

Old Business:

Reserve Study – The Board will be gathering more accurate numbers for our Reserve Study and will discuss at the June meeting what we would like to resubmit to Steve Bradley from Bradley Property Consultants to generate a revised Reserve Study.

Perimeter Fencing: Prestige will begin staining the fence as soon as the weather allows.

Annual Board Neighborhood Inspection – The Board discussed their finding from the neighborhood inspections, and violation letters were sent out from the findings.

New Business: The following items will be added to that agenda for next months meeting.

- A. How often will the Board get bids for an outside company to stain the fence?
- B. Should we set a closing time for the volleyball court, and how would we enforce it?

The next meeting will be held on Monday, June 28, 2010 at 7:00pm
Meeting adjourned at about 9:20pm.