

Homestead Farm HOA

Meeting Minutes

May 23, 2011

I. Call to order

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:00 pm on May 23, 2011 at S Holly Baptist Church.

II. List of Attendees

Board Members: Holly Payne, Mark Wieber, Molly Maxwell, Stephen Crouch, and Lance Bourque

Home Owners: A total of 9 home owners were in attendance.

III. Approvals

Board Meeting Minutes for April 25, 2011:

Motion – Holly Payne; Second – Mark Wieber

Review and Acceptance of Treasurer's Report – April 2011 Financial Statements:

Motion – Holly Payne; Second – Molly Maxwell

IV. Open items & Miscellaneous

- a) Financials in great shape. Trash removal costs still high and Cheryl will confirm with Disposal Company on current invoicing.
- b) All Willow Water rebates received, and Mark working on the hardware rebate with Denver Water (estimate 8k to 9k).
- c) On Tuesday, May 24, at 10:00 a.m. board and homeowners will be meeting with CoCal Landscape to review Homestead Farm property and scope of work (i.e. fertilizer schedule, weather station, seeding, bare patches etc).
- d) HOA board to work with CoCal in providing a monthly status report of work completed throughout the Homestead Farm property. The status report would be shared with the Homestead Farm homeowners for review.
- e) Add on HOA website that Phase 2 with CoCal will be on hold until Phase 1 is successfully completed.

V. Committee Reports

- a) DRC
 - i. Nothing to report at this time.
 - ii. 7452 S Forest Ct – update: new home owner is starting on exterior work (i.e. landscaping, fence etc.).

- b) Pool
 - i. Majority of pool repairs completed.
 - ii. Pool is ready to rock for the season, and Bridgette has everything in order.
 - iii. The plan - continue to use the current pool motors. If one motor becomes defective, the second motor can sustain the pool until the replacement motor is installed.
- c) Tennis – all is good.
- d) Irrigation and Landscaping Update
 - Seeding completed last year was late in the season; hence, the reason for the lack of seed germination.
 - HOA remaining focus is to complete Phase 1 of the project.
 - 4 plants will need to be replaced.
 - Jeff has the chips for the weather station, and is waiting for CoCal to provide the modules to complete the weather station implementation.
 - Obtain a quote from Matt on the tree trimming required. Tree trimming budget for the year is \$2,500.00.
- e) Social – Memorial Day event has been planned. Volunteers are needed for planning future events. July 4th might be cancelled due to lack of participation.
- f) Website – Holly will instruct Stephen on posting/making changes to the website. If a homeowner has questions on their current account, they can call HOA. Holly to post on website contact information.

VI. Old Business

- a) Current Farmers Insurance Policy will remain the same.
- b) New homeowner's directory work in progress and currently collecting all the homeowner data.

VII. New Business

- a) Farmers Insurance covers computer hacking into accounts.
- b) A spring neighborhood inspection had been completed, and HOA will plan for a July inspection.

VIII. Work Orders and Violation Letter Reports

- a) Currently in good shape.

IX. Adjournment

Adjourned meeting at 8:26 pm. Next meeting: June 27, 2011 at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: