

Homestead Farm HOA

Meeting Minutes

June 27, 2011

I. Call to order

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:00 pm on June 27, 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 & Guests: Ron & Cheryl Stites, Tony Helmstad, John & Kitty Strait, Phil & Gwen Molfino, Kelly Kovar, Keith Robinson, Judy Frazier, Eva Drecher, Craig Faessler (City of Centennial-PW Program Director), Dan Bernaton (Verison Wireless), Doni Mitchell (T-Rex Architect), and Denise Fuller (Verison Real Estate).

III. Approvals

Board Meeting Minutes for May 23, 2011:

Motion – Holly Payne; Second – Molly Maxwell

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

Motion – Holly Payne; Second – Molly Maxwell

IV. Cell Tower

- a) Reviewed landscape recommendations, and looking to plan Stag Horn Sumac. Evergreens not a good choice for planting due to their deep root system.
- b) Plants used to help with noise control – White Fur & Bur Oak
- c) Goal is to purchase the most mature plants possible (no larger than 2.5 caliber trees recommended which take about 2 years to establish)
- d) A 3 year watering plan is in place (accomplished by a watering truck)
- e) Fence to match existing fence.
- f) HOA to provide Doug Verizon's landscape recommendation for review.
- g) Verizon would like final landscape decisions by August 1, 2011

V. Committee Reports

- a) DRC
 - i. All is great at this time

- ii. Designated property Maintenance – right away is managed by HOA.
CoCal to weed twice a year along Holly and Dry Creek.
 - iii. Violation reports by Tony Helmstad concerning Covenant – controlled property:
 - No way to hire HOA Attorney, and situation has been exhausted.
 - Violation letter is drafted to send to the City (ask to correct or provide a response that procedures were violated). This will hopefully provide improvement with future situations.
 - ACCU will not be charged for sending violation letter to the City of Centennial
- b) Pool
- i. Pool contact 1k less than last year's contract
 - ii. 1k has been approved for pool flowers (rabbits are posing a problem and are eating plants)
- c) Tennis – all is good.
- d) Irrigation and Landscaping Update
- Matt is scheduled for tree maintenance (dead trees along Holly and to include trees in the common areas that are impeding upon homeowners' lots and trees by the Fremont entrance on Holly)
 - Phase One seeding is completed (may have to drill seed up to 5 times to accomplish mature fescue)
 - Not recommended to pull weeds while fescue is growing
 - Fremont and Hudson Ct. fescue growing well
 - Goal is to keep tall weeds cut
 - Weather station installed and being fine tuned. All ready achieved a 14% water reduction. Also HF normal winter repair averages around 3k to 4k and this year only cost \$600.00.
 - HOA will not start Phase Two until further reviewed and approved by HF; approval would be in the form of a homeowner vote at a predetermined meeting (no construction to begin for Phase 2 until agreed upon); a motion was made with a second to not move forward with Phase 2 until approvals are made. This will be discussed further in the next board meeting scheduled on July 25.
 - Landscape goal is to reduce water, decrease irrigation repairs, and keep HOA fee's at a minimum for 251 residents
 - Weekly walkthroughs are scheduled with CoCal, Board Members, and individuals from the Landscape Committee. Neighbor meetings will be schedule to provide updates from the weekly walkthroughs.
 - Dead spots throughout landscaping are being addressed, and mulch along Fremont being extended

- HOA to continue and provide landscape updates to HF Homeowners
- e) Social – good
 - 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.
 - g) Financials
 - In great shape.
 - Trash charges resolved and HF good through July
 - h) Miscellaneous
 - Two new board positions will be available in the future
 - In the future meeting reminders will be sent to HF Homeowners via email

VI. Old Business

- a) Insurance renewal (2 mil standard umbrella service)
- b) New homeowner's directory work in progress and currently collecting all the homeowner data. Advertising should cover majority of cost.
- c) City planning to work on broken sidewalks around the pool
- d) Neighborhood inspection scheduled for early August, and Cheryl to send out a list towards the end of July (Cheryl to email map to Board members).

VII. New Business

- a) Painting of walk bridge is completed
- b) Need to replace split rail fencing on S Glencoe St. and S Hudson Way. Approximate costs \$375.00. Will have HF Homeowner a first go at the fence repair.

VIII. Work Orders and Violation Letter Reports

- a) Inspection from the 23rd completed.

IX. Adjournment

Adjourned meeting at 9:34 pm. Next meeting: July 25, at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: