

Homestead Farm HOA

Meeting Minutes

July 25, 2011

I. Call to order

Holly Payne called to order the regular meeting of the Homestead Farm HOA at 7:05 pm on July 25, 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 Stites, John & Kitty Strait, Gwen Molfino, John & Judy Genziano, and Jeff Muller.

III. Approvals

Board Meeting Minutes for June 27, 2011:

Motion – Stephen Crouch; Second – Molly Maxwell

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

Motion – Mark Wieber; Second – Molly Maxwell

IV. Treasurers Report

- a) Income to the HOA so far is \$5,800.00 more than budgeted due to the higher late fee and legal income.
- b) \$2,200 in legal fees. \$1,800.00 was to cover HOA attorney. Need to use legal advice wisely (approximately \$600.00 for 2 hours of legal services). Year budget was \$2,500.00
- c) Pool utilities lower, but approaching peak season.
- d) Trash removal is back on target.
- e) Tree maintenance \$2,500.00 budgeted for the year. Because of storm damaged trees we went over budget by about \$500.00. Landscape plan was to remove all cotton woods, but for now will only plan on removing dead cotton woods.
- f) Overall \$8,400 to the good but doesn't account for the big season ahead.

V. Committee Reports

- a) DRC
 - i. Log and report good
 - ii. A covenant violation was filed for the cell tower to the City of Centennial. City attorney says this is a legal right away, and cannot do anything to

date. Fence will be stained gray. A unanimous vote was placed by board not to spend any more legal fees.

b) Pool

- i. Two of the pool lights are out, and they cost \$500.000 each to replace.
- ii. Next year good idea to plan and replace trash cans. Need more recycle specific trash cans.
- iii. Also would be great to plan for a bike rack.
- iv. During a rain the green tarp drips.
- v. Need a 5 year plan to budget for replacement of pool deck and tile (Bridget Cunningham to provide a wish list at the end of the season).
- vi. Next Monday adult swim is going to be closed.
- vii. Volleyball Net next to the pool also is worn/aged and needs to be replaced.

c) Tennis – all is good.

d) Irrigation and Landscaping Update

- Comcast drove truck onto fescue and made ruts. Also some sprinkler heads were damaged. Holly will meet up with CoCal to replace/repair, and will also provide the repair costs to Comcast.
- First landscape meeting was today, and great progress was made. Main discussion was on sub committees (i.e., communication, design, turf conversion, and controllers). Landscape committee now has 11 participants.
- Grass on S. Fremont by neighbors is looking much better. Mowing is scheduled once a week, and spraying for weeds is going well.
- Grass on Holly St. is looking horrible and was a big failure. Difficult to say what happen. Winter chemicals/Mag Chloride could have contributed to the lack of growth and damaged seed.
- Molly is no longer with CoCal, and Chuy will now manage the Homestead Farm contract.
- Mark met today with Denver Water on hardware rebate. Denver Water will need a detailed invoice.
- Greenbelt near Stephen's house has an explosion of weeds, and they need to be removed.
- Thought was to begin looking for a new landscape company, but at the time Mark looked into 5 companies and CoCal was the best win/win overall. Might still be good to review contracts, but if the board and landscape committee continues to micro manage CoCal improvement will continue.
- Before moving forward with any new phases, the HOA board will hold a public hearing to listen to comments from the homeowners. The hearing will be advertised at least one month in advance. The HOA board will also receive a

recommendation from the Irrigation and Landscape Committee. With this input the HOA board will vote and each member's vote will be recorded individually (a 4 to 1 vote was taken with the dissenter suggesting that the decision to proceed with the landscape project be decided by a vote of all HOA members, ultimately the motion passed as originally proposed).

- Continue focus is to achieve the goal of 25% to 30% water savings.
- HOA to continue and provide landscape updates to HF Homeowners

- e) Social – Cheryl to check with Had if having a pool party after Labor Day would incur additional costs.
- 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.

VI. Old Business

- a) Homeowner directory work in progress (WIP).
- b) Board Members are to complete walk through by August 15.

VII. New Business

- a) City of Centennial-concrete repair. Per Keith Gardener Homestead Farm is on the repair list for next summer.
- b) Board Training 101 is available. Conducted by HOA attorney.

VIII. Work Orders and Violation Letter Reports

- a) Same Home Owners (HO) with late fees, and attorney fees. No response for the fence that needs staining.

IX. Adjournment

Adjourned meeting at 9:11 pm. Next meeting: August 22, at 7:00 pm.

Minutes submitted by: Lance Bourque

Minutes approved by: