

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 5, 2013

Matt Roth called the annual meeting to order after it was determined that there was a quorum of property owners present, 29 in person and 13 by proxy.

The minutes of the 2012 annual meeting, copies of the financial statements as of December 31, 2012 and the budget for 2013 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented.

Matt introduced the board members and committee chairs. The committee reports are as follows:

Landscape - Bob Howey

- Rock was added to one bed where junipers had been removed.
- Volunteers planted 20 trees; those that did not survive will be replaced.
- Mary Slack redid the landscaping on the south side of the pool house.
- Water usage in 2012 was very high due to the weather conditions.
- Rebates totaling \$13,486 were received from Denver Water and Willows Water. The association has received all the rebates possible so the water bill in 2013 and later will be substantially higher.
- Due to the drought, the association may not be able to water much in 2013. The greenbelt may be brown during the heat of the summer.
- There are three bugs that may start effecting trees and shrubs in the area. The landscape committee is monitoring for these bugs as they each could be potentially serious.
- Homeowners backing up to the greenbelts are reminded to keep trees and shrubs inside the fence to avoid issues with the irrigation system.
- No personal planting is allowed in the greenbelt or common areas without approval of the Landscape Manager.

Swim Team – Theresa Aye

Homeowners were given an overview of swim team. There are no prelim meets scheduled at HFII this summer so all meets will be on Saturdays. The pool will be closed during any home meets. The swim team thanked the neighborhood for a very successful sale of luminaries.

Tennis – Eric Johnson

- Planning on purchasing new squeegees, rollers and a scheduling board.
- Benches are showing signs of age so they may be replaced, with a shade structure, if possible.
- The committee will be studying the issue of no bathroom facility at the courts, particularly when the pool is closed.
- The committee is looking for a better way to handle the wind screens without tearing them.
- May want to start some recycling at the courts.
- The smell from pet waste in the trash cans beside the courts is an ongoing issue.

Pool – Pete Stephenson

- Planning on replacing the gas grill, purchase new umbrellas, umbrella stands, and round tables in 2013.
- The winter pool cover for the big pool will be replaced.
- The plumbing to the skimmer pump in the big pool will be evaluated with a pressure test to determine if there are any problems with the line.
- The baby pool needs to be replastered.
- Continuing to monitor potential ADA requirements for a lift in the pools.
- The homeowners were reminded that the pool was opened in 1982 so most of the equipment is thirty years old. Much of the equipment is showing signs of age and will need to be replaced at some point.

Membership - Mary Templin

- Dues received from 398 homeowners in 2012.
- Transfer fees received from 19 home sales in 2012. There are currently five homes for sale.

Newsletter – Katie Heideman

Everyone appreciates Katie taking over the newsletter.

Social – Amanda Nelson

The committee hosts seven events for the neighborhood.

Design Review – Rich Klein

Rich reminded homeowners that any exterior modifications need to be approved by design review. Paint colors should be dropped off at Rich's home for approval. Most other items can be done by email.

Approval of Director/Officer Actions

A motion was made and seconded to approve the actions of the Board and committee members since the last annual meeting of the Association. The motion passed.

Election of Board Members

Ballots were cast and counted. Ann Peterson and Karen Colman were elected to three-year terms on the Board.

Homeowner Concerns/Questions

- The age of the equipment at the pool and on the greenbelt may result in some large expenditures in the next 10-15 years. Homeowners will need to be kept informed about funding available for these expenditures.
- Shoveling snow from the greenbelt pathways was discussed. There are insurance issues and cost issues with the association doing it. The association will continue to rely on homeowners doing it voluntarily. Homeowners were also reminded to shovel the snow from their own sidewalks as soon as practical.

The meeting was adjourned.