

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 6, 2012

Jim Crowley called the annual meeting to order after it was determined that there was a quorum of property owners present, 39 in person and 12 by proxy.

The minutes of the 2011 annual meeting, copies of the financial statements as of December 31, 2011 and the budget for 2012 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented.

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

Landscape - Bob Howey

- Irrigation water management by the landscape contractor required constant follow up. The greenbelt was very dry for the first part of the summer and very wet for the second half of the summer.
- Bob Howey was hired as the Landscape Manager.
- Rock and edging work was done around tennis courts.
- Removed several areas of large junipers, these areas will be relandscaped in 2012.
- The last water rebate has been received. Rebates under the contract with Denver Water totaled \$35,000 plus \$17,500 from Willows Water for a total of \$52,500, combined over the past four irrigation seasons.
- Twenty trees will be planted in the spring. These are smaller trees and the committee is looking for volunteers to help with the planting. A sign up sheet was passed around.
- Work will be done to re-landscape or add plantings in some of the entry islands, the south side of the pool house, and in the northeast greenbelt.
- There will be tree pruning and mulching of selected bed areas in 2012.
- Constructive ideas, suggestions, comments, and participation from homeowners is always welcome.

Swim Team – Gina Wetzel

Information on joining the team is included in the Barnstormer.

Tennis – Kevin Lyons

- The upper courts were replaced in 2011 with a post tension system at a cost of approximately \$99,000.
- The lower courts will be resurfaced in 2012 and all courts will have lines added to indicate the court for 10 and under players, as required by the USTA.

Pool – Pete Stephenson

- In 2011, the fence was painted and tables and chairs were purchased.
- In 2012, the pool house roof will be replaced.
- Currently in the process of hiring the guards.
- Reviewing the ADA requirements for a lift in the pools.

Membership - Mary Templin

- Dues received from 398 homeowners in 2011.
- Transfer fees received from 15 home sales in 2011. There are currently three homes for sale.

Newsletter – Jonathan Souza

The Barnstormer is currently in need of an ad manager. Jonathan introduced the owner of Colorado Vault, who is an advertiser in the newsletter.

Social – Danielle Drohan/ Amanda Nelson

The committee hosts seven events for the neighborhood. Amanda is becoming chair this year. Thanks to Danielle for doing it the last couple of years.

Design Review – Mary Templin/Rich Klein

Mary is retiring after decades of being the design review chair. Our neighborhood has maintained its appearance due to her hard work. Thanks to Mary for all her years and service and thanks to Rich for taking over as chairman.

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. Al Baker and Todd Skoda were elected to three-year terms on the Board.

Homeowner Concerns/Questions

- Condition of the cluster mailboxes. Two of the mailboxes are currently in process of being replaced. The other boxes will be replaced over the next several years.
- Shoveling snow. Centennial does not currently have a requirement to shovel sidewalks after a snow storm but is considering one.
- The greenbelt on the north side of the lower courts is very wet. The landscape manager will be looking at that area this year to determine what can be done to make it less swampy.
- The entrances, particularly the Jamison entrance, had a large ice build up this winter. The board will see if Centennial can plow the entrances.

The meeting was adjourned.