

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 4, 2014

Denise McClard called the annual meeting to order after it was determined that there was a quorum of property owners present, 27 in person and 22 by proxy.

The minutes of the 2013 annual meeting, copies of the financial statements as of December 31, 2013 and the budget for 2014 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented.

The board members and committee chairs were introduced.

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.

The committee reports are as follows:

Landscape - Bob Howey

- Concrete was installed in several drainage ways.
- Seven trees were planted and mulch and some new plants were added to the entry ways.
- A backflow device was added to the water tap at the pool and that tap was tied into the irrigation tap at the pool area. It is hoped that the water usage from the two taps will be less expensive than from just one tap.
- Water use was very high in the first part of the summer due to the 2013 weather conditions. Our Denver Water Conservation Incentives also ended after 5 years, so we now have even more desire to save on our water costs.
- In 2014 scheduled work includes add more rock to thin areas, do some tree pruning and stain the perimeter fence.
- The entry areas are freshened some each year.
- Homeowners should monitor trees for signs of the Emerald Ash Borer as it will kill ash trees. An article in the March 2014 Barnstormer explained how to look for the ash borer and what to do if it is detected.

Tennis – Eric Johnson

- The wind screens have remained down all winter since they are fastened with metal grommets.
- The courts should not be shoveled as that harms the surface. Homeowners should stop anyone who is using a shovel on the courts.

Pool – Pete Stephenson

- Spring of 2013 was a rough start to the pool season. There was a leak between the pump house and the pool so the concrete was torn out to find it. The leak was fixed and the concrete repaired. Another leak developed so the concrete was torn out a second time. Once the equipment was turned on, a corroded valve on the filter stopped functioning and had to be replaced. While waiting for the valve repair, the pump sat idle causing a chemical imbalance in the pool. It took a couple of days to fix the chemical imbalance. The pool opened later than normal due to the problems.
- The pool should open on May 24, 2014.
- There was a pump problem at the end of the season that will need to be fixed before the pool opens.
- In 2014 a pump and chlorinator will be replaced.

Membership – Sue Baker

- Dues received from 399 of 401 homeowners in 2013.
- Transfer fees received from 19 home sales in 2013.
- The assessment for 2012 has not been paid by two homeowners and the assessment for 2013 has not been paid by two homeowners. Action is being taken to collect.

Newsletter – Michelle Johnson

Everyone appreciates Michelle taking over the newsletter.

Social – Amanda Nelson

The committee hosts seven events for the neighborhood. There is currently a need for someone to chair the July 4th pancake breakfast and the adult party. If there is not a volunteer, the events will not be held.

Design Review – Mary Templin

Homeowners were reminded to get written approval for any changes to the outside of their homes.

Election of Board Members

Ballots were cast and counted. Brad Maddock was elected to a three-year term on the Board.

Homeowner Concerns/Questions

- There are some crumbling sidewalks. Sidewalks need to be fixed by the City of Centennial and homeowners can go to their website to report problems.
- Some of the individual mailboxes (not the cluster mailboxes) are looking bad. Design review will include the mailboxes in their annual walk through the neighborhood.
- Some homeowners have not yet taken down Christmas decorations.
- The collection policy for delinquent homeowners was discussed.
- Some homeowners want to investigate how Heritage Greens financed their new pool and pool house.

The meeting was adjourned.