

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 3, 2015

Brad Maddock called the annual meeting to order after it was determined that there was a quorum of property owners present, 20 in person and 32 by proxy.

The minutes of the 2014 annual meeting, copies of the financial statements as of December 31, 2014 and the summary budget for 2015 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented.

The prospective board members, current 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.

Councilmen for District 3

Mark Gotto and Ken Lucas introduced themselves. They commented on current happenings in Centennial and answered questions from homeowners. For pot hole, sidewalk or street repairs, homeowners should call the city at 303-325-8000. Anyone who wants to receive their newsletter who is not currently receiving it should email Mark at mgotto@centennialco.gov.

The committee reports are as follows:

Landscape - Bob Howey

- A third party contractor cut the main irrigation line in August which caused the system to be shut off for four days.
- The fence was painted in 2014 but will require some painting in 2015 due to hail damage.
- The current sprinkler system cannot water the entire greenbelt during the night so some watering has to be done during daylight hours when homeowners are using the pathways.
- The top timber wall around the playground will be removed and replaced in 2015. The mulch on the playground will also be refreshed.
- One of the seven foot bridges will be replaced in 2015.
- In 2015 both parking lots will be patched and repaired with new sealcoating and striping.
- The contract with Environmental Design has been renewed for greenbelt maintenance in 2015.
- The approximately 40 ash trees are being monitored for signs of the Emerald Ash Borer.
- Some of the trees may have been killed by the early cold weather but the number will not be known until spring.
- The edging around the upper tennis court will be repaired.

Design Review – Al Baker

- Homeowners were reminded to get written approval for any changes to the outside of their homes and any paint changes.
- Many new roof types were added in 2014. The approved shingles were published in the Barnstormer and are also listed on the website. The approved shingles and shingle colors will continue to be reviewed.

Pool – Pete Stephenson

- The only problem encountered in 2014 was a gas leak that required the pool to be closed for an afternoon.
- One pump was replaced during the summer.
- The pool switched to liquid chlorine which seems to be easier on swimmers skin.
- The pool house roof and awning were destroyed in the September hail storm and will be replaced before the pool opens in 2015.

Tennis – Eric Johnson

- A cabana bench was installed on one of the tennis courts in 2014. The other tennis court will get a bench in 2015.
- Some funds have been budgeted for new nets in 2015.

Membership – Sue Baker

- Dues received from all 401 homeowners in 2014.
- Transfer fees received from 17 home sales in 2014.
- One homeowner is delinquent for a prior year assessment.
- Bad debt of \$1,420 was incurred in 2014 due to a foreclosure.

Social – Katie Bojtos

The committee is reviewing the events held and participation to determine which events will be continued.

Election of Board Members

Ballots were cast and counted. Geoff Yaworski and Emily Zadvorny were elected to a three-year terms on the Board.

Homeowner Concerns/Questions

- The condition of the pool was discussed. A survey is being developed to determine if enough of the neighborhood is interested in renovating the pool and clubhouse. Much of the equipment in the pump room is original and past its useful life.
- May try to get additional trash cans on the greenbelt so that animal waste is not left in the trash cans by the tennis courts.