

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 2, 2016

Ann Peterson called the annual meeting to order after it was determined that there was a quorum of property owners present, 22 in person and 33 by proxy.

The minutes of the 2015 annual meeting, copies of the financial statements as of December 31, 2015 and the summary budget for 2016 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.

Homeowners were asked to remember Mary Templin, who passed away in December. Among the many positions and work she did for the association, she was the design review chairperson for 28 years. Some sort of memorial will be added to the pool flower garden in her memory.

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, Centennial Council Member for District 3, introduced himself. He commented on current happenings in Centennial and answered questions from homeowners. For pot hole, sidewalk or street repairs, complaints or compliments, homeowners should call the city at 303-325-8000. Homeowners used this phone number during the past winter to get ice plowed from streets. Anyone who wants to receive their newsletter who is not currently receiving it should email Mark at mgotto@centennialco.gov.

Financial Overview

- The pool house roof, awning, gutters, doors, pool lights, pool cover, lounge chairs, tennis court benches, tennis bulletin board and perimeter fence were all damaged in the September 2014 hail storm. Repairs totaling \$48,057 were done in 2015. Insurance reimbursed \$41,828 of those expenses.
- Trash collection continues to be done by Waste Management. The current rate is \$12.24 per home per month but will increase to approximately \$13.46 per home per month as of March 1. The projected cost per home for 2016 is \$159, which is higher than the \$153 included in the 2016 assessment since the increase was not known at the time the assessment was established.
- A new directory was completed in 2015. Due to changes in laws, homeowners were not included in the directory unless a form was returned.
- The six remaining older cluster mailboxes were replaced.

The committee reports are as follows:

Landscape - Bob Howey

Activities in 2015

- The landscape timbers at the playground were replaced.
- Repairs were done on eight bridges.
- Both parking lots were sealcoated and restriped.
- Three new trash cans were installed for pet waste.
- Tried unsuccessfully to use alternate herbicide products on the greenbelt.
- Signed a contract with a new landscape maintenance company effective March 2016.
- Encountered many difficulties in regulating the greenbelt irrigation.

Activities for 2016

- Replace irrigation controllers to better control irrigation and lower water bill.
- Work on the southern foot bridge to close a gap between the bridge and sidewalk.
- Add new mulch at the playground.
- Refresh rocks around the perimeter.
- Repairs to the perimeter fence.
- A new basketball backboard was installed in February and has been a huge success.

- More tree and bush pruning and plant at least one new tree.

Design Review – Al Baker

- Many new roof types were added in 2014 and 2015 bringing the total approved types to twenty.
- The neighborhood walk thru was done and resulted in 134 letters being sent to homeowners. Since many homeowners were still doing hail damage work, the work still needed for these homes is continuing to be monitored.
- Another walk thru will be done this spring to see if any dead trees need to be removed.

Pool – Harvey Kamionka

- A pool committee was formed in 2015 and discussed pool management and a possible pool house renovation project. After doing some preliminary work, the committee determined that any renovation should be handled by a separate committee which is not yet formed.
- The pool committee selected three pool companies who were interviewed by the board. The board then approved the selection of Apollo Aquatics to manage the pool for 2016.
- A new shed was installed to store the swim team equipment.

Tennis – Eric Johnson

- A second cabana bench was installed in 2015 so both courts now have one.
- New nets and other miscellaneous equipment were purchased in 2015.
- Eric has resigned as tennis chair so a new chair person needs to be determined.

Membership – Sue Baker

- Dues were received from all 401 homeowners in 2015 but one homeowner still owes a partial amount.
- Transfer fees received from 21 home sales in 2015.
- Several homeowners still owe interest on late payments.

Social – Katie Bojtos

The committee is looking for volunteers to run several events, including the July 4th pancake breakfast.

Election of Board Members

Ballots were cast and counted. Randy Stoiber and Russell Ricenbaw were elected to three-year terms on the Board.

Homeowner Concerns/Questions

- Problems with speeding in the neighborhood were discussed. Centennial has a traffic mitigation process which is citizen driven. A citizen can request a stop sign or speed bump although it is doubtful that speed bumps would be installed.
- Problems with garbage cans left on the sidewalk were also discussed. Homeowners were reminded that the guidelines state that trash should not be placed outside until the night before pickup and trashcans should be placed back in garages as soon as possible.

The meeting was adjourned.