

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 5, 2018

Geoff Yaworski called the meeting to order after it was determined that there was a quorum of homeowners present, 43 in person and 21 by proxy.

The minutes of the 2017 annual meeting, copies of the financial statements as of December 31, 2017 and the summary budget for 2018 were included in the handouts at the meeting check-in. The minutes were approved as presented.

The current board members and committee chairs were introduced. Ryan Nance and Mike Nelson, who are prospective board members, were also introduced.

Swim Team – Dori Yaworski

Dori gave an overview of swim team activities including registration, coaches, and home meets for 2018. She also indicated that, even though the swim team is open to some swimmers outside of the neighborhood, there are too many younger kids in the neighborhood so some younger swimmers from outside the neighborhood may not be able to join the team. The swim team is planning several all neighborhood social activities, including a few new exciting ideas.

Committee reports:

Landscape – 131 broken perimeter fence posts were replaced in 2017 at a cost of approximately \$27,000.

Pool - Apollo Aquatics managed the pool for a second year in 2017.

Membership

- Transfer fees were received for twenty-three homes sales in 2017.
- All but one homeowner paid the 2017 assessment.

Design Review

- The committee has a meeting on the second Monday of each month.
- The committee has divided design review tasks into six items and assigned a team of three members to each task. This will help make enforcement more equitable.
- The winter walk through the neighborhood is almost complete and is focused on structural items.
- The spring walk through the neighborhood will focus on landscape issues.
- The committee has had a low response to their request from homeowners so they may implement a fine system.

Social – The social committee organized a food truck night for Thursday evenings this summer at the pool.

Tennis

- Cabana fences were installed on the upper courts in 2017 and will be added to the lower courts in 2018.
- The trash cans inside the courts have been removed as liquids were spilling on the courts and harming the court surface.
- The court numbers will be replaced in 2018.

Cencon – Looking for a new representative. The group meets monthly to review activity in the City of Centennial.

Homeowner Questions and Comments

A question was asked about paving the streets. The streets and sidewalks are the responsibility of the City of Centennial. For pothole, sidewalk or street repairs, complaints or compliments, homeowners should call the city at 303-325-8000.

A question was also asked about what the plans are for the pool and clubhouse as both are aging. The board has done some preliminary work on the issue of a new clubhouse and pool but volunteers are needed to get the project started.

Several homeowners living near the tennis courts complained about the noise when the tennis players stay after play has finished. The tennis teams will be contacted about this issue. There is also a problem with kids coming to the area late at night and partying. The sheriff has been contacted about this in the past but is not able to do anything because the area does not have a “no trespassing” sign. The board will work on getting a sign installed.

A homeowner asked if committee chairs are covered by the associations’ liability insurance. The board will check with HFII’s insurance agent.

There were some complaints about the lifeguards for 2017. The board is aware of the issue and is working with Apollo.

It was suggested that two new basketball backboards be purchased and have a regulation height one at one end of the parking lot and a lower height backboard at the other end. The board will consider this.

Election of Board Members

Ballots were cast and counted. Ryan Nance and Mike Nelson were elected to three-year terms on the Board.

The meeting was adjourned.