

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 5, 2019

Randy Stoiber called the meeting to order after it was determined that there was a quorum of homeowners present, 37 in person and 33 by proxy.

The minutes of the 2018 annual meeting, copies of the financial statements as of December 31, 2018 and the summary budget for 2019 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. Dori Yaworski and Sam Ysusi, who are prospective board members, were also introduced.

Swim Team – Dori Yaworski

Dori gave an overview of swim team. The swim team is planning on selling flags at July 4th as a fundraiser with the funds raised being used for something at the pool.

Ting – Mark Gotto gave an update of Ting’s progress in the neighborhood:

- Drilling to place the optic fiber should be complete by mid-March.
- Boxes will be placed on both sides of homes to give options on where the router is installed in homes. The boxes and the main boxes will be complete by the end of March.
- Ting will do any remediation needed for grass, landscaping and sprinklers in the spring.
- Ting will have an open house in the spring/early summer to show how the cable goes into houses.
- Internet should be in service by this summer.

Any questions should be directed to Mark Gotto at mgotto@ting.com or (303)396-8388.

Committee reports:

Design Review

- The committee has seven members.
- The spring walk through the neighborhood will be done in May and will include notices for dead trees and driveways. Driveways with problems will be reviewed by three members of the committee and the homeowner will have about two years to have a new driveway installed.
- The committee has a system to keep track of requests and the status of the requests.
- The committee is up to date on approving requests.
- An update on the committee’s activities will be included in the April Barnstormer.

Landscape

- 74 bags of mulch were installed in 2018 with the work being done by two volunteers.
- After receiving several bids, Green Hills Landscape was selected to be the landscape maintenance company starting in March 2019. Green Hills is owned by a former employee of Keesen so they are familiar with the greenbelt and sprinkler system.

Pool

- There were many pool issues in 2018. The pool was closed in June for a leak issue which required the concrete to be torn up.
- The pool was managed by Apollo in 2018 but the water was not good quality and there were guard issues. Due to lack of response to the issues from Apollo, the committee did a search for a new management company. The search resulted in three companies being interviewed and Front Range Recreation selected to manage the pool starting in 2019.
- Several companies were also consulted about how to get the pool operating smoothly going forward. Advanced Pools & Spas was selected to do a complete renovation of the pool including new plumbing, new electrical, new equipment in the pump room, resurface the pool and resurface the pool deck. The renovation is scheduled to be done by mid-May for the start of swim team practice.

Membership

- Transfer fees were received for twenty-one homes sales in 2018.
- All but one homeowner paid the 2018 assessment.

Social – The social committee organized the food truck night for Thursday evenings at the pool last summer and plans to have them again in 2019.

Tennis

- Cabana fences were installed on the lower courts in 2018. Also, a new net was purchased.
- The tennis players and the board have been discussing the bathroom situation for the courts but no solution has been determined.

Cencon – Still 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 asked about the water line work that Willows Water did in the neighborhood in 2018 and if the remainder of the neighborhood would be done this year. In a follow-up call to Willows Water, they are doing water line work on 400 homes this year but none in HFII. They have not mapped out work beyond 2019.

A question was also asked about what the plans are for a clubhouse. The direction taken on any clubhouse work will be determined by the desires of the neighborhood. A survey to be taken in the near future will gauge interest in investigating different clubhouse options further including doing nothing, renovating the existing building, adding onto the existing building or scraping the building and starting over.

A homeowner asked about financing some of our larger expenses to more equitably spread the costs. The board will look at financing options in the event of a pool house renovation, to lower the special assessment and to spread costs over a longer period of time.

A homeowner asked about additional landscaping for the entrances. The landscape committee will consider adding some plants and mulch this year.

There was a question about the condition of the landscaping along Holly and Monaco. The irrigation system in both areas is not fully functional, but the mature trees are surviving from nearby yard irrigation water. There may be irrigation repairs and additional plantings in both areas.

Election of Board Members

Ballots were cast and counted. Dori Yaworski and Sam Ysusi were elected to three-year terms on the Board.

The meeting was adjourned.