

**HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II**  
**Board of Directors Meeting**

The regular board meeting was called to order by Mike Nelson at 7:00 P.M. on Monday, May 18, 2020. Members of the Board present included Mike Nelson, Tracy Rutz, Sam Ysusi and Dori Yaworski. Also present were Karen Colman, Bob Howey, and Sue Baker. Due to the coronavirus the meeting was held by telephone.

**HOMEOWNER CONCERNS:**

- A homeowner has been picking up trash at the playground as it is not being placed in the trash can. It is hoped that when a new trash can with a lid is installed that the trash will end up in the trash can instead of on the ground.
- A 2020 directory was delivered to all homeowners. Thanks to Jeralyn Baker for formatting, Rick Hillbrand for coordinating the printing, and Jeralyn Baker, Chris Brooks, Jill McMahon, Janet Lindgren, Karen Colman, Katie Cole, Laura Fowles and Sue Baker for delivering.
- Dumpster day will be Saturday June 27. The dumpsters will be by the lower tennis courts and will be there from about 8:00AM until full.
- Waste Management currently allows up to 10 bags with the weekly trash pick-up. As of June 1, 2020, the limit will be 5 extra bags. If you find that you have more than the 5 bags allowed, you may need to wait a week to put out the extra bags.

**APPROVAL OF MINUTES:** The minutes of the April 20, 2020 meeting were approved as presented.

**COMMITTEE REPORTS:**

**POOL:**

- Pools are not yet allowed to open by order of the Colorado Dept of Public Health. We are working with Front Range to ensure that our pool will be ready to open as soon as allowed however there may be a lag since Front Range manages many pools.
- Our pool manager is looking at the area to determine the number of users, in case the guidelines are not just a general number. The pool committee and board will then devise a plan to keep usage within the guidelines. Some sort of reservation system may be used.
- Guests to the pool will be limited, no pool parties and no large gatherings.
- Anyone in the pool area this summer will need to sign a waiver acknowledging the contagious nature of COVID-19.
- Due to the difficulty in disinfecting furniture, there will be a decrease in the furniture set out at the pool. Homeowners will need to bring their own chairs.
- Lost and found items will generally be discarded at the end of each day.
- The surfaces in the restrooms will be disinfected once every 2 hours.
- The shower will be closed.
- There will not be group swim lessons this summer but homeowners can set up private swimming lessons with lifeguards.
- Staff will wear face coverings except when on guard duty. Face coverings should be worn by all those at the pool when not in the pool.
- Swim team will not have practices or meets at the pool but is investigating doing conditioning sessions.
- When the pool was filled, it was noted by Front Range that the main pool drain was not in compliance with code. The contractor who did the work fixed the issue under warranty.

**LANDSCAPE:**

- New mulch has been added to the playground.
- The parking lot sealcoat and striping has been finished.
- The landscape manager and a board member are walking the fence to determine fence posts that need to be repaired/replaced.
- There have been six major irrigation repairs so far this season. Green Hills has worked hard to fix the issues. There was also a broken line caused by a Comcast crew. Their contractor is making repairs.
- Thanks to Catherine Hilker for weeding and maintaining the Holly entrance.
- Rain sensors are being installed on the largest controllers.

**DESIGN REVIEW:**

- The committee will be doing their annual walk through the neighborhood and plan to be done by the end of May with any letters needed sent to homeowners by June 10.
- The committee is up to date on reviewing the many projects in the neighborhood.
- The committee is in the process of rewriting the Design Review Guidelines to reorganize them and then to propose some changes.
- The committee is working with some homeowners who have been unable to maintain their yards.

**TENNIS:**

- The tennis committee still needs a chairperson.
- A schedule has been set up for the volunteers to do court maintenance.
- The gate on the playground side of the upper court is broken. It will not yet be fixed.

**CLUBHOUSE:** There is an active committee working on the clubhouse project. They are currently looking for architects to develop plans for a clubhouse. They hope to get three different renderings completed by September 1.

**MEMBERSHIP:**

- The annual assessment for 2020 has been paid by 389 out of 401 homeowners. Twelve homeowners have made partial payments.
- Seven home sales have closed in 2020 and one sale is pending.

**SOCIAL:** The first food truck night is May 21 and will then be every Thursday. This year all orders must be made in advance with no in-person ordering. Information and links to order from the trucks will be posted on NextDoor and the HFII Facebook page.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

The next regular board meeting is scheduled for June 15. This meeting will likely also be a telephone meeting so if homeowners have an issue, they should contact a board member.