

**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, October 19, 2020. Members of the Board present included Mike Nelson, Tracy Rutz, Ryan Nance, and Dori Yaworski in person and Sam Ysusi by phone. Also present were Karen Colman, Jeff Lipscomb, Jake Jacobson, Scott Olsen and Sue Baker.

**HOMEOWNER CONCERNS:**

- Jeff Lipscomb and Jake Jacobson intend to run for the board of directors at the next annual meeting and have made three separate requests for certain documents from the association. The board didn't know how to respond to the third request as it wasn't a document that exists and is not required to be created. In order to respond to that request and the others an attorney had to be consulted at a cost to the association of \$1,150. Other documents requested included a directory of homeowners and a map of the neighborhood. Where available, copies of all documents were given to Jeff.
- Jeff had also requested copies of board of director minutes for the last nine months as the minutes posted on the website do not include the attendees. After discussion, it was decided that the minutes posted will now include that information.

**APPROVAL OF MINUTES:** The minutes of the September 21, 2020 meeting were approved as presented.

**COMMITTEE REPORTS:**

**POOL:**

- Front Range is working on a final report which will include any needed or recommended repairs.
- Front Range has indicated that an automated chemical system should be installed as the chlorine currently being used is in short supply.
- Ting internet has been installed at the pool and is being provided for free.

**LANDSCAPE:**

- The sprinklers will be blown out and turned off in the next few weeks.
- About 30 of the perimeter fence posts will be repaired with work starting possibly in November.
- New lids for the tennis court trash cans have been received and the lids that were on those trash cans have been used on greenbelt trash cans.

**DESIGN REVIEW:**

- The committee has given one house permission to stain their brick. Painted brick is still not approved.

**TENNIS:**

- The lower courts have been resurfaced and repainted but Renner has to return to fix some problems.
- Someone broke into the courts by prying open the metal plate on the door.

**CLUBHOUSE:** No report.

**MEMBERSHIP:**

- The annual assessment for 2020 has been paid by all 401 homeowners.
- Twelve home sales have closed in 2020 with two sales pending.

**SOCIAL:** The board decided to cancel the Christmas eve sleigh ride this year due to the Coronavirus.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:50pm. The next regular meeting will be on November 16, 2020.