

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, September 21, 2020. Members of the Board present included Mike Nelson, Tracy Rutz, Ryan Nance, Sam Ysusi and Dori Yaworski. Also present were Bob Howey, Mark Gotto, Jeff Lipscomb, Jake Jacobson and Sue Baker.

HOMEOWNER CONCERNS:

- Jeff Lipscomb intends to run for the board of directors at the next annual meeting and requested certain documents to get more familiar with the association. Copies of the documents were made available to him at the board meeting but he refused to accept them, apparently because they were printed copies instead of electronic copies. He has a memo listing why he is able to request documents which has been posted to the HFII website even though the board did not dispute his right to copies of the documents requested.

APPROVAL OF MINUTES: The minutes of the August 17, 2020 meeting were approved as presented.

COMMITTEE REPORTS:

POOL:

- The pool has been closed for the season. The cover is on and the restrooms are closed. Front Range will issue a final report which will include any needed or recommended repairs.
- The new cameras are installed and provide excellent views of any activity at the pool.
- Thanks to Jake Jacobson and Kathy Hoover for taking care of the lost and found items. Pictures of the items were emailed to homeowners last week. Any unclaimed items will be donated.
- Thank you to Karen Colman and the pool committee for all the hard work they did at the pool during a very challenging pool season.
- Ting will be providing free Wi-Fi at the pool with installation soon.

LANDSCAPE:

- New plants have been added to the Holly entrance. Thanks to Bob Howey, Andy Jagger and Mary Slack for their hard work. The island looks great.
- Bob is surveying the trees to determine which ones need to be trimmed.
- A second bid to work on the perimeter fence has been received so about 20 posts will be repaired this fall.

DESIGN REVIEW:

- The debris on Dry Creek from a fallen tree has been removed.
- The committee will talk to a homeowner who has been unable to remove dead trees from his property.

TENNIS:

- The board is still looking for options to get trash can lids at the courts which fit the trash cans.
- Resurfacing of the lower courts will start this week. The process should take about a week.

CLUBHOUSE: The committee is working with a graphic designer to do three design renderings. The board will meet with the designer before the work is started. The committee plans to submit the designs to homeowners by the annual meeting. Note that this is preliminary work only as any decision on whether or not to replace the pool clubhouse will need to be approved by the homeowners.

MEMBERSHIP:

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

SOCIAL: The committee needs to determine if it is possible to have the Christmas eve sleigh ride this year.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 8:25pm. The next regular meeting will be on October 19, 2020.