

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting

The regular board meeting was called to order via zoom by Mike Nelson at 7:00 P.M. on Monday, November 16, 2020. Members of the Board present included Mike Nelson, Tracy Rutz, Ryan Nance, Sam Ysusi, and Dori Yaworski. Also present were Karen Colman, Jeff Lipscomb, Jake Jacobson, Bob Howey, Mark Gotto and Sue Baker. Elizabeth Smith with Fanas Architecture PC, also was in the meeting for the last half hour.

HOMEOWNER CONCERNS:

- A correction to the minutes from October. Jake Jacobson intends to run for the board of directors at the next annual meeting but he is not connected with Jeff Lipscomb. Jeff has made four 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 an attorney had to be consulted at a cost to the association of \$1,221.
- The board and the Design Review committee have been trying for five months to work with a homeowner who has many dead trees in his yard including some leaning on his house. Since the efforts to have the yard and trees taken care of have not been successful, the City of Centennial code enforcement division will be notified of the problem.

APPROVAL OF MINUTES: The minutes of the October 18, 2020 meeting were approved as presented.

COMMITTEE REPORTS:

POOL:

- Front Range has presented a final report that includes four items that they believe need to be repaired or replaced. The pool committee will meet to discuss them further but at least some of the items, an automated chemical system, an AED and installing disconnect boxes, seem to be needed.
- It is likely that a recommendation to replace the wader pool filter will not be done yet.
- The pool lights have been turned off.

LANDSCAPE:

- Due to the dry turf, the sprinklers may be turned on again in some areas.
- About 20 of the perimeter fence posts will be repaired with work starting in late November.
- Clean up of the leaves is ongoing.

DESIGN REVIEW: No report.

TENNIS:

- The lower courts have been resurfaced and repainted but the paint does not look right so Renner may have to do more work on them.

CLUBHOUSE: Elizabeth Smith explained the five steps needed to get three designs and estimates prepared for the homeowners to evaluate and approve any clubhouse project. Some of the site work needs to be done on the front end to avoid trying to do something that doesn't end up being feasible and to make sure zoning is appropriate.

MEMBERSHIP:

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

SOCIAL: The swim team decided to cancel the Turkey Trot this year due to the Coronavirus. The social committee is considering having a decorating contest over the holidays since no other social activities could occur this year.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 8:28pm. The next regular meeting will be on December 21, 2020.