

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting

The regular board meeting was called to order via zoom by Mike Nelson at 7:02 P.M. on Monday, February 15, 2021. Members of the Board present included Mike Nelson, Tracy Rutz, Ryan Nance, Sam Ysusi, and Dori Yaworski. Also present were Karen Colman, Bob Howey, Jeff Lipscomb, Jake Jacobson, JJ Heim, Mark Gotto, Beth Ender, Tricia Tichota, Gary Wilson, and Sue Baker.

HOMEOWNER CONCERNS:

- JJ Heim has submitted a proposal to the City of Centennial to have a Neighborhood Traffic Management Program but has not yet heard back from them.
- Once again, thanks to Bob Howey and all the others who have been shoveling the greenbelt paths.

APPROVAL OF MINUTES: The minutes of the January 18, 2021 meeting were approved as presented.

COMMITTEE REPORTS:

POOL:

- Front Range has decided that they do not have the ability to manage our pool this summer. The pool committee has contacted several other pool management companies and is evaluating their responses.

LANDSCAPE:

- Bob Howey has received a couple of proposals for tree pruning and removal and will probably split the work between them. Two trees will be cut down due to disease, a cottonwood on the north greenbelt and a tree on Kettle east of Jersey.
- A car ran into the perimeter fence on Kettle. The driver has agreed to pay for repairs.
- Several homeowners have given their feedback to Bob on landscape priorities.

TENNIS: No report.

DESIGN REVIEW: No report.

SOCIAL:

- The social committee is tentatively planning an Easter Egg hunt on Saturday, April 3. Details will be provided once it is determined that we are allowed to have the function under Covid restrictions.
- Food trucks will start in May and will be every other week.
- The social committee will resume giving Welcome Baskets to new homeowners.

CLUBHOUSE: Mark Gotto will give an update on the clubhouse project at the March 2 meeting.

MEMBERSHIP:

- The annual assessment for 2021 has been paid or partially paid by 307 homeowners.
- Under the policy and procedure for inspection and copying of association records, homeowners will be charged a minimum of \$50 for requests to copy Association records. This was approved by all board members.

OLD BUSINESS: The meeting on March 2 will be a telephone town hall to ratify the budget. The meeting will also include committee chairs providing an update to homeowners on what has happened during the last year, a chance to meet the candidates running for election to the board and a chance for homeowners to ask questions. Based on the advice of legal counsel, the ballot will be mailed to all homeowners after March 3 and will need to be returned by March 18. The ballots will be returned to the attorney, who will determine that submitted ballots are returned with a valid signature page. The ballots will be opened and counted by two non-interested homeowners. The ballot package will include instructions, the ballot, a return envelope, a secrecy envelop for the ballot and a bio of the four candidates for the board. The election process was verbally approved by the board.

NEW BUSINESS:

- Dori Yaworski provided an overview of the operating budget for 2021.
- All the policies on the website had to be redone to comply with current laws. Mike made a motion to approve the new policies, with a second by the other board members. The board unanimously approved the new policies. The policies will be posted on the website.

ADJOURNMENT: The meeting was adjourned at 8:07pm. The next regular meeting was postponed until March 22, 2021 so the new board members could attend.