

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

The regular board meeting was called to order via zoom by Mike Nelson at 7:01 P.M. on Monday, January 18, 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, Tim Shea, and Sue Baker.

**HOMEOWNER CONCERNS:**

- Several board members asked Jeff Lipscomb if he wanted to address and elaborate on his homeowner concerns that he has been circulating in his election flyers to neighbors. Jeff refused to answer during the meeting any questions or discuss any issues with the information he has listed.
- Thanks to Bob Howey and all the others who have been shoveling the greenbelt paths. Hiring a landscape company to plow the paths is considered too expensive. The board discussed other options for clearing the paths. There are about 4 or 5 spots on the path where there is limited sun this time of year so it is hoped that volunteers can be found to clear at least those spots. If you walk on the greenbelt or live beside it, please consider helping to keep the paths clear of snow and ice. Also, if you have a neighbor who has difficulty shoveling their sidewalks, be a good neighbor and help them out.
- The kids sledding on the north side of the pool have ruined a neighbor's fence. The fence has now been reinforced but please let kids know they need to respect the property of others by not running into the fence.

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

**COMMITTEE REPORTS:**

**POOL:**

- Front Range will be managing the pool again this summer. Information on guard hiring will be published by the pool committee.

**LANDSCAPE:**

- The budgeted reserve amounts for 2022 and 2023 include replacing the greenbelt irrigation system. With any equipment that is about forty years old, it is becoming expensive to repair and maintain. For 2020, it cost \$58,766 to water the greenbelt and \$13,900 to repair sprinkler system problems. These expenses will only go up. There are 3 main water taps that the sprinkler system uses so the water usage goes into the highest pricing tier every month during the summer. To add another tap would cost over \$100,000 so that is not an option. For these reasons, the board and landscape manager plan to replace the irrigation system. Amounts are being added to reserves so that funds will be on hand to pay for this replacement.
- Bob Howey is still planning to walk the neighborhood with volunteers to evaluate the neighborhood and determine what should be done and what projects should be next. Contact Bob Howey if you want to be part of this walk through the neighborhood.

**DESIGN REVIEW:** The City of Centennial was asked to contact a neighbor whose property does not appear to be in compliance with the city code due to numerous dead trees on the property. Bob Howey will contact the city if there is any progress.

**TENNIS:**

- The high winds from earlier in January damaged the wind screens. The screens need to be tied down again.

**CLUBHOUSE:** A board member is checking on references for the architect that may be hired to prepare renderings of potential club houses. The club house project will not be far enough along to discuss at the March annual meeting but maybe a special meeting later in the year.

**MEMBERSHIP:**

- The annual assessment for 2021 has been paid by 35 homeowners.
- The board decided that the \$10 fee for paying in two installments will be waived for all homeowners this year.

- Copies of the summary budget were mailed with the assessment notices. If any homeowner wants to get a copy of the full budget, contact [manager@hfii.org](mailto:manager@hfii.org).
- If a homeowner needs to set up a payment plan that is different than the option given on the assessment notice, they should contact [manager@hfii.org](mailto:manager@hfii.org).

SOCIAL: No report.

OLD BUSINESS: The date of the annual meeting of homeowners has been set for Tuesday, March 2, 2021. The board is still trying to determine how to hold the meeting and how to conduct a vote on new board members. Two board members need to be elected at the meeting. If you are interested in running for the board, please contact [secretary@hfii.org](mailto:secretary@hfii.org). There may be more than two people running to be board members so the current board wants homeowner to know that they are committed to a fair and transparent election.

NEW BUSINESS: Everyone on the board is saddened by the recent death of Matt Roth. He was on the board from 2010-2013, serving as president during his last year. We wish the best for his family during this difficult time.

ADJOURNMENT: The meeting was adjourned at 8:01pm. The next regular meeting will be on February 15, 2021.