

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting

The regular board meeting was called to order via zoom by Sam Ysusi at 7:00 P.M. on Monday, March 22, 2021.

The ballots from the recent board election have been counted. Shannon Geonetta and Tim Shea were elected to the board for a 3-year term beginning immediately. There were 247 ballots received with 1 excluded as it had three selections marked and 6 excluded as they were returned without signature pages. Thanks to Matt Wolf, Will McHale and Kathy Hoover for counting the ballots. Thanks to the four candidates who made this a competitive election and to all the homeowners who participated.

Members of the Board present included Sam Ysusi, Tracy Rutz, Dori Yaworski, Shannon Geonetta and Tim Shea. Also present were Karen Colman, Bob Howey, Mike Panis, and Sue Baker.

The board elected new officers for the year. The officers are:

President – Sam Ysusi

Vice President – Tracy Rutz

Secretary – Shannon Geonetta

Treasurer – Dori Yaworski

Member at Large – Tim Shea

HOMEOWNER CONCERNS:

- Once again, thanks to all the homeowners who shoveled the greenbelt paths and plowed the streets after the recent blizzard.

APPROVAL OF MINUTES: Dori made a motion and Tracy seconded it to approve the minutes of the February 15, 2021 meeting. The motion passed.

COMMITTEE REPORTS:

POOL:

- Matt Mundy with MPM Recreation joined the meeting to talk about the upcoming pool season. MPM signed a contract to manage the pool this summer and we are excited about this new relationship. Matt explained that some returning guards may start off at other pools to get trained with his procedures before working at HFII. He is currently interviewing guards to work at the 12 pools he manages.
- The pool committee is updating the information on the HFII website concerning the pool.

LANDSCAPE:

- Bob Howey has been doing some trimming of dead branches and cleaning up after the recent storm. The debris from his trimming will be picked up by the landscape contractor over the next couple of weeks.
- A contractor was supposed to repair the perimeter fence on Kettle that was damaged by an out-of-control driver but the contractor has been unable to do the repairs yet.
- Several homeowners have given their feedback to Bob on landscape priorities and he will walk the area with board members during the coming weekend.
- The budget contains funds for irrigation system design. Sam made a motion and Dori seconded the motion that Bob should get the process started to find a contractor to do the design work. The motion passed.

TENNIS:

- A contract with Renner Sports Surfaces has been signed. They will resurface the upper courts in September after tennis league play is complete. They will also install new wind screens on the upper courts this spring.
- Some discoloration and cracking were noticed last fall on the lower courts. The surface will be checked and Renner asked to correct any problems when they are working on the upper courts.
- Renner will also be asked about roller skating on the upper courts before the resurfacing. It might be that roller skates will create ruts that the resurfacing can't correct.

DESIGN REVIEW: A homeowner has been promising for many months to cut down dead trees on his property but no progress has been made. A board member will contact him again.

SOCIAL:

- It was approved that the social committee should proceed with an Easter Egg hunt on Saturday, April 3.

CLUBHOUSE: The board decided not to proceed with any design work on the clubhouse at the present time.

MEMBERSHIP -

- The annual assessment for 2021 has been paid or partially paid by 391 out of 401 homeowners.
- There have been no home sales closed so far for 2021. Two sales are pending.

OLD BUSINESS: The cost for the election and townhall meeting was \$4,241 so far. The attorney will be billing additional fees for work done receiving and logging the ballots.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 8:57pm. The next regular meeting will be April 19. Since the meeting will be on Zoom, any homeowner who wants to attend should contact president@hfi.org.