

Homestead Farm II
Minutes of Homeowners Townhall Meeting
March 2, 2021

Mike Nelson started the townhall, dial in call at 7:00PM. There were a total of 154 homeowners present on the call. The current board members introduced themselves. Board members present were Mike Nelson, Sam Ysusi, Ryan Nance, Dori Yaworski and Tracy Rutz.

The minutes of the 2020 annual meeting will need to be approved at the 2022 annual meeting as it was determined that it would be difficult to conduct a vote via a townhall type meeting. The budget for 2021 was mailed to all homeowners with the 2021 assessment invoice. The budget is also posted to the website as are the audited financial statements as of December 31, 2020. Dori Yaworski gave a financial overview of activity for 2020.

Committee reports:

Landscape (Bob Howey)

- Greenhills Landscape was the landscape maintenance contractor in 2020 and will continue to do it in 2021. The contract will be rebid for the three-year period starting in 2022.
- A new entry wall was built at the Dry Creek entrance after the old one was destroyed by a car accident. The total cost of the new wall was \$17,008 with \$10,600 paid by insurance. The new wall ended up costing the association \$6,408 mainly due to the insurance deductible and State Farm not covering all the costs of the letters. A correction to what was reported at the meeting, the deductible is \$2500 but State Farm only covers \$2500 for signs so the cost of the letters was not completely covered.
- New plants and landscaping were added at the Holly Street entrance. The other entrances will be relandscaped in future years.
- Twenty-two perimeter fence posts were replaced in 2020. Some work will be done on the perimeter fence each year.
- Working on a plan to combat the Emerald Ash Borer when it reaches this area.
- New playground mulch was installed in 2020.
- Planning on getting bids for the irrigation system redesign in 2022. It is hoped that the irrigation system can be redone in 2023.
- Two cottonwood trees will be cut down in 2021 and other trees will be pruned.

Design Review (Jim Zadvorny)

- The committee has eleven members.
- It was a busy year for the committee with 85 major improvement projects reviewed.
- The committee is focusing on getting homeowners to cut down dead trees, getting trash and recycle containers out of sight of the street or neighbors back patios in compliance with the City of Centennial regulations, and approving all new fences even those that are replacement in-kind.
- The committee would like, whenever possible, to return to a split rail neighborhood.
- The committee is available to provide assistance with homeowners who need help with yard maintenance.

Tennis (Dori Yaworski)

- The courts had high usage in 2020 since most homeowners were home due to the pandemic.
- The lower courts had new windscreens installed in April, 2020 and were resurfaced in October, 2020.
- The upper courts will get new windscreens installed and be resurfaced in 2021.

Social (Beth Ender and Tricia Tichota)

- Although many of the social activities that are normally held could not take place in 2020, the social committee did sponsor a light contest and a scavenger hunt over the holidays, prepared welcome baskets for new homeowners and coordinated food truck nights.
- Food truck nights will start in May. The committee has revised how they are signing up for food trucks by booking the food trucks directly. Because of this change, if homeowners have a food truck that they like, they can email a request to the committee.

Swim Team (Amanda Nelson)

The season will be normal this summer with five meets. Sign-ups will be sometime in April.

Pool (Karen Colman)

- Front Range managed the pool in 2019 and 2020.
- The pool committee is in the process of hiring a new manager for 2021.
- It is hoped that 2021 will be a more normal year with swim lessons and float nights.
- New cameras were installed due to several incidents at the pool during the hours when it was closed.

Club House (Mark Gotto)

- In the survey taken in 2019, there was a lot of interest in a new clubhouse.
- The club house committee received bids from several architecture firms to prepare three different renderings to give homeowners options in different price ranges. One firm was selected.
- The committee is also studying financing alternatives, including a loan, a special assessment, use current savings or some combination.

Election Process (Ryan Nance)

- Four homeowners are running for the two board positions this year. Because it is a contested election and we were not able to have a normal in person annual meeting, ballots will be sent to all homeowners. The ballots will be returned to our attorney who will determine that the homeowner is only voting once. The votes will be counted shortly after March 18 by two uninterested homeowners. The candidates will be able to have a representative present at the counting.
- Homeowners were asked if they wanted to nominate anyone else to run for the board positions and no nominations were noted.

Candidate Introductions

The four candidates who had indicated an interest in running for the board, Jeff Lipscomb, Jake Jacobson, Shannon Geonetta, and Tim Shea, each introduced themselves and spoke for about three minutes on why they were running for the board.

Homeowner Questions and Comments

- Do decks require approval – the design review committee would appreciate having decks submitted for review.
- What are the rules for building up to the property lines – This is a complicated issue involving zoning requirements and set back requirements. Needs to be reviewed by design review.
- It was noted that dues for our neighborhood are in line with what was proposed in 2018 when the homeowners voted on the revised association documents. The dues are still below the dues of neighborhoods around us. Dues increased by 8% in 2021 to \$1,050 and are forecast to increase by 8% again in 2022 to \$1,134. In years after 2022 the increase is expected to be less, currently budgeted at a 4% increase as the reserves will have been replenished from the expense of renovating the pool.
- Jeff Lipscomb was asked what he meant by “pay for what you use” and he thinks that forecasted reserves in 2032 and beyond are too high. It was noted that 2032 is too far in the future to have an accurate forecast of reserves.
- The candidates were asked about their thoughts on the clubhouse project.
- A homeowner noted that it is expensive to maintain a property that is 40 years old so it is reasonable that we would have several expensive projects planned.
- A homeowner suggested that the upper tennis courts be opened to a roller-skating event on the weekend before resurfacing is scheduled. The company doing the resurfacing will be asked if this will do any harm to the surface.
- Shannon Geonetta was thanked for her work in getting the Littleton School District to change where HFII kids go to elementary and middle school from ones that are farther away from HFII.
- A homeowner noted that a nice clubhouse would add value to our homes.
- Many homeowners thanked the board and the committee chairs for all their hard work.
- A homeowner noted that board meetings for the last year have always been at a location TBD. This has been because of Covid. Board meetings have been held in person when weather permits and otherwise have been held over Zoom. Homeowners are always welcome at board meetings and if the location is not noted they should contact a board member to get the location or dial in information.

The townhall was over at 8:53PM.