

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, April 19, 2021. Members of the Board present included Sam Ysusi, Tracy Rutz, Dori Yaworski, Shannon Geonetta and Tim Shea. Also present were Karen Colman, Bob Howey, Beth Ender, Jim Zadvorny, Mark Gotto, Sue Baker and Bruce and Janet Robinson.

APPROVAL OF MINUTES: Tracy made a motion and Sam seconded it to approve the minutes of the March 22, 2021 meeting. The motion passed.

HOMEOWNER CONCERNS:

- The Robinsons were concerned that funds were being spent on a new clubhouse without homeowners' approval. No funds have been spent on the clubhouse and the only funds that could be spent this year would be to procure architectural drawings to get a better understanding of how much a new clubhouse might cost. Homeowners will need to approve any major project before it could proceed.

COMMITTEE REPORTS:

LANDSCAPE:

- Bob Howey has been walking the landscape with various homeowners and most have agreed with his priorities on which areas of the landscape to work on next. Current plans are to work on the island at the Dry Creek entrance next.
- The section of perimeter fence on Kettle that was damaged by an out-of-control driver has been repaired and stained. The driver is sending a reimbursement.
- Bob is looking for contractors to do design work on the irrigation system. He is hoping to have some proposals before the next board meeting. The work on the irrigation system could possibly start in the fall of 2021 but will be done primarily in 2022.
- A cottonwood tree on the greenbelt will be cut down and another cottonwood will be trimmed.
- Bob would like to get a volunteer to monitor the water usage on the main greenbelt.

POOL:

- MPM Recreation has indicated that they have recruited several lifeguards from the neighborhood.
- The board approved having the Masters Swim program at the pool this summer.
- It is anticipated that the pool will open in time for swim team to start as school is ending.
- Franklin Elementary administration would not approve a party for the 5th Grade class at our pool so the board did not approve it either due to liability concerns.

TENNIS: Tennis leagues are starting to play.

DESIGN REVIEW:

- A homeowner has been promising for many months to cut down dead trees on his property but no progress has been made. The homeowner will be fined if he does not take action in the next few weeks.
- The City of Centennial requires that trash bins not be visible from the street. Many homeowners who store their trash bins beside the garage need to either find a way to store them in the garage or possibly build a small fenced enclosure to hide them. Any enclosure would require approval from Design Review.
- The committee is looking at roofing material as many materials have changed and some of the approved materials have not aged well.
- The committee will do a walk through the neighborhood in mid-June to allow landscape time to develop.
- The committee will start issuing fines to homeowners who have not cut down dead trees from prior seasons.
- A neighbor has received approval for an attached "integrated" greenhouse/sunroom. A separate request for a stand-alone greenhouse was denied.

SOCIAL:

- The social committee will host a party at the pool on Memorial Day. Food will be served from a food truck.

- The committee plans to post the food truck schedule on the website.
- The committee is planning on hosting the annual 4th of July breakfast and parade but it's not yet determined who will cook the breakfast. Some options considered were a Flipping Flapjack food truck and breakfast burritos. Homeowners who attend will need to bring their own coffee/drink and chairs as the tables and chairs that are normally at the pool will not be rented this year. The social committee budget will cover any food served.

CLUBHOUSE: No report.

MEMBERSHIP -

- The annual assessment for 2021 has been paid or partially paid by 395 out of 401 homeowners. The 6 homeowners who have not paid anything so far this year will be charged retroactive interest if payment is not received by May 17.
- Two home sales have closed so far for 2021 and three sales are pending.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 8:54pm. The next regular meeting will be May 17 at 7:00 PM. Hopefully the next meeting will be held in person so any homeowner who wants to attend should contact president@hfi.org to find out the location.