

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

**MAY 17, 2021 BOARD ACTIONS:**

- The Board scheduled Dumpster Day on June 19<sup>th</sup>
- Potential increase in budget for July 4<sup>th</sup> breakfast

The regular board meeting was called to order via zoom by Sam Ysusi at 7:03 P.M. on Monday, May 17, 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, JJ Heim, Martha Friedrich, Sue Baker and Scott Olsen.

**APPROVAL OF MINUTES:** Tracy made a motion and Dori seconded it to approve the minutes of the April 19, 2021 meeting. The motion passed.

**HOMEOWNER CONCERNS:**

- The traffic department from The City of Centennial completed a traffic study of Kettle Ave. Over a 24-hour period they found that 1200 cars traveled on a street designed for 500 cars and the average speed was 32.4 miles per hour where the posted speed limit is 25. In September our area will be evaluated with other areas to determine which projects will go to the next phase, which is called phase 3. In phase 3, the traffic department would host meetings with the neighborhood to see what solutions might make our streets safer.
- Neighbors used the City of Centennial Report A Problem Online Form and as a result, within a week several pot holes were fixed including the first entrance off Monaco.

**COMMITTEE REPORTS:**

**LANDSCAPE:**

- Bob has received two proposals from contractors to do design work on the irrigation system. The board is evaluating the proposals and will decide on one after they have finished this review and checked references.
- Tree trimming and tree removal will not be done until the fall since the greenbelt is wet from all the recent rain.
- Bob is still looking for a volunteer to monitor the water usage on the main greenbelt.

**POOL:**

- MPM Recreation has opened the pool for swim team to start practices and will open to the neighborhood on Memorial Day weekend.
- MPM has indicated that the equipment at the pool is in good shape.
- New table tops have been ordered to replace the broken ones.
- MPM plans to meet with the swim team to ensure they can work well together.
- Thank you to the swim team for purchasing the flowers for the pool area.

**TENNIS:**

- New windscreens were installed on the upper courts.
- The tennis teams need to help with some maintenance at the courts including rolling the screens down in the spring and up in the fall.
- The courts need to be washed as they have accumulated dirt from dust in the air.

**DESIGN REVIEW:**

- A homeowner has been promising for many months to cut down dead trees on his property but no progress has been made. He has now promised that it will be done in the next two weeks. He will have a weekly fine if this does not happen. He has also indicated that he has installed a new sprinkler system clock so the sprinkler system will work.
- The committee will do a walk through the neighborhood in mid-June to allow landscape time to develop.

**SOCIAL:**

- The social committee will host a party at the pool on Memorial Day. Food will be served from a food truck.
- The committee is still working on plans for the annual 4<sup>th</sup> of July breakfast and parade. Details should be finalized before the June newsletter is printed. Board is considering increasing the budget for the breakfast as it will likely be more expensive this summer than past years.

**CLUBHOUSE:** The committee is going to tour other recently built or renovated clubhouses to get a better sense of what our community should ask from a designer. Note that no funds have been expended on the clubhouse project yet and any design would need approval from the neighborhood.

**MEMBERSHIP -**

- The annual assessment for 2021 has been paid by 387 out of 401 homeowners. The 3 homeowners who have not paid anything so far this year will be charged retroactive interest. Eleven homeowners still need to make the second installment payment.
- Five home sales have closed so far for 2021 and one sale is pending.

**OLD BUSINESS:** None.

**NEW BUSINESS:** It was decided to have dumpster day on June 19. Anyone who is willing to help should contact Sue at [manager@hfii.org](mailto:manager@hfii.org).

**ADJOURNMENT:** The meeting was adjourned at 8:45pm. The next regular meeting will be June 21 at 7:00 PM. Hopefully the next meeting will be held in person so any homeowner who wants to attend should contact [president@hfii.org](mailto:president@hfii.org) to find out the location.