

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting

JULY 19, 2021 BOARD ACTIONS:

- The board decided to ask MPM to return to manage the pool in 2022
- Grants award by City of Centennial

The regular board meeting was called to order by Sam Ysusi at 7:01 P.M. on Monday, July 19, 2021. Members of the Board present included Sam Ysusi, Shannon Geonetta, Dori Yaworski and Tim Shea. Also present were Karen Colman, Jeff Lipscomb, Catherine Hilker, JJ Heim, and Sue Baker.

APPROVAL OF MINUTES: Sam made a motion and Shannon seconded it to approve the minutes of the June 21, 2021 meeting. The motion passed.

HOMEOWNER CONCERNS:

- The weeds at the Holly entrance are not being sprayed by the landscape maintenance contractor and also the grass is not being mowed. Hillcrest has also not done anything with the weeds along Holly which compounds the problem. Hillcrest will be contacted and also the landscape contractor will be reminded to take care of this area. Thanks to Catherine and Glen Hilker for all their work to care for this entrance area.
- Thanks to work by JJ and Shannon, the City of Centennial awarded HFII a \$10,000 grant for improving the playground. The funds have to be spent this year, but JJ will reach out to see whether there is flexibility in how and when the funds are spent. Playground improvements were not contemplated in this year's budget, but were part of the 2024 forecast. Contractor companies are being contacted in order to better understand the scope and timeline of a potential project.
- Jeff requested that the Board consult the Covenants and By-Laws with regards to the irrigation redesign project in order to ensure compliance with therewith.
- Kids on small motorized or battery powered mopeds/dirt bikes have been speeding down the greenbelt paths creating problems for pedestrians. Parents who have given these motorized dirt bikes to kids need to remember that no motorized vehicles, including these toys, are allowed on the greenbelt.

COMMITTEE REPORTS:

SOCIAL:

- The social committee hosted a very successful July 4th pancake breakfast at the pool with pancakes served to 400 people and 200 breakfast burritos handed out. The pancake truck was a hit and may be used in future years, if it's available.
- The committee's next function is the adult party at the pool on August 14 and the Labor Day party at the pool.
- The fall festival is in the planning stages
- HP Wilms will be teaching a lifesaving class at the pool on August 9.
- The social committee is looking for a volunteer to organize the December sleigh rides. Thanks to Jamie Howells for handling the sleigh ride reservations and organization for the last several years.
- The City of Centennial awarded a \$500 grant to HFII for use on the Fall Festival.

LANDSCAPE:

- Bob is monitoring the landscape condition and trying to reduce water use.
- The landscape maintenance company, Green Hills, has pruned some shrubs, low hanging trees and dead limbs and is still cleaning up.
- Green Hills has also been working on weeds in the beds with more work needed.
- Sprinkler line breaks continue to occur and require work by Green Hills.
- The redesign of the irrigation system should be starting soon.

POOL:

- The pool seems to be running very smoothly this summer.
- Everyone is happy with MPM's management so Karen will contact them to start on a contract for next summer.

- Thanks to Karen Colman and all the guards for the great job at the pool this summer
- There wasn't enough interest in a water aerobics class for it to be held but maybe it could happen next year.

TENNIS:

- New nets will be ordered for the two lower courts as the current ones are in bad shape.
- New awnings for the cabanas in the middle of the courts will be replaced over the next two years.

DESIGN REVIEW:

- A homeowner who has been promising for many months to cut down dead trees on his property has not yet done anything. He will continue to be fined every ten days until the work is done.
- The committee has done most of their walk through the neighborhood and will notify homeowners of any problems they find.

CLUBHOUSE: This report was submitted after the meeting. The committee has toured three clubhouses and plans to tour three more to get a better sense of what our community should ask from a designer. The committee is looking for someone who will draw, for free, some rough drafts of three designs for a clubhouse to use for thoughts and feedback of the board and neighbors. 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 399 out of 401 homeowners. The one homeowner who has not paid anything so far this year has been charged interest. One homeowner still has a small remaining balance.
- Eight home sales have closed so far for 2021 with no other sales currently pending.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 8:45pm. The next regular meeting will be August 16 at 7:00 PM. The board plans to hold the meeting at the pool but that location may change so any homeowner who wants to attend should contact president@hfii.org for the location.