

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting

JUNE 21, 2021 BOARD ACTIONS:

- The board approved the selection of a contractor for the irrigation design work
- It was decided to rent chairs and tables for the July 4th breakfast

The regular board meeting was called to order via zoom by Sam Ysusi at 7:06 P.M. on Monday, June 21, 2021. Members of the Board present included Sam Ysusi, Tracy Rutz, Shannon Geonetta and Tim Shea. Also present were Karen Colman, Bob Howey, Richard McGowan, Kathy Hoover, Mark Gotto, Tricia Tichota, Sue Baker and Brooke Kurpiel of MPM.

APPROVAL OF MINUTES: Tracy made a motion and Shannon seconded it to approve the minutes of the May 17, 2021 meeting. The motion passed.

HOMEOWNER CONCERNS:

- There have been several incidents at the pool where a child who cannot swim has had to be pulled out by the lifeguards. Parents are reminded that they need to stay within an arm's length of children who cannot swim.
- A homeowner expressed concern that there would not be tables for the July 4th breakfast. Because Covid restrictions have lifted since the July 4th breakfast was first planned, the social committee will now rent additional tables and chairs for homeowners.
- A tree branch overhanging near the Holly entrance is hampering the view of oncoming traffic. Bob Howey will trim the branch. Bob has also trimmed some dead branches on Jersey.
- Thanks to Andy Jagger, Allen and Chase Novinger, Tim Shea, Eric Johnson, Bob Howey and Sue Baker for helping with dumpster day. Several homeowners volunteered to help next year.

COMMITTEE REPORTS:

SOCIAL:

- The social committee hosted a very successful Father's Day ice cream social at the pool with pool games and prizes.
- The committee's next function is the 4th of July breakfast and parade.
- The adult party at the pool is scheduled for August and is in the planning stage.
- A neighbor wants to teach some first aid classes at the pool. Nothing final has been determined.

LANDSCAPE:

- The board has checked references for Smith Irrigation Design. Sam made a motion and Tracy seconded it to accept their bid to do an irrigation plan. All board members present approved the motion.
- Bob did some pruning south of Kettle on dumpster day and was able to get many dead branches cleared.
- There may be a volunteer to monitor the water usage on the main greenbelt.
- There are some dry spots on the greenbelt. The landscape maintenance company has been working on sprinkler system problems to address these spots. Part of the sprinkler system on Monaco has been permanently shut off as it was too hard to repair. Since this part of the sprinkler system has not worked for some time, the shut off is unlikely to affect the trees and shrubs in the area.
- The Jersey entrance island will be worked on in August or September and it is likely that the turf will be taken out.
- The landscape committee is thinking that some areas of turf should be changed to native grasses as it is too hard to maintain the turf. Nothing has been decided yet.

POOL:

- All broken tables have been fixed.
- A problem with the breaker switch was fixed by MPM's maintenance person.
- The timer for the lights appears to be off from the several power outages we've had in the last couple of weeks. A member of the pool committee will fix this issue.
- Homeowners bringing a large group to the pool, more than 6 people, need to notify MPM at least two weeks ahead of time so that the appropriate number of guards are on duty.

- The guards have been working hard to keep the pool clean due to all the debris from the cottonwood trees. The pool should be cleaner once the trees are done shedding cotton.
- The guards may start approaching people at the pool to ensure that everyone in attendance has signed in per pool policy.
- It is possible that a water aerobics class will be started at the pool once swim team is over.

TENNIS:

- A board member worked on the graffiti painted on one of the picnic tables.
- 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 again promised that it will be done soon. He will be fined every ten days until the work is done.
- The committee is doing a walk through the neighborhood and will notify homeowners of any problems they find.

CLUBHOUSE: The committee has toured several other clubhouses to get a better sense of what our community should ask from a designer. They plan to tour a few more and will then do a mockup of what they think will work for our neighborhood. 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 398 out of 401 homeowners. The 1 homeowner who has not paid anything so far this year has been charged interest. Two homeowners still have a 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 8:17pm. The next regular meeting will be July 19 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.