

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II

Board of Directors Meeting

AUGUST 16, 2021 BOARD ACTIONS: Board voted to continue imposition of fines on homeowner who has ignored repeated requests by the Board to address issues on their property; the homeowner will continue to incur a fine every ten days until action is taken to address the issues.

MEETING CALLED TO ORDER:

The regular board meeting was called to order by Sam Ysusit at 7:05 P.M. on Monday, August 16, 2021. Members of the Board present included Sam Ysusit, Shannon Geonetta, Dori Yaworski, Tracy Rutz, and Tim Shea. Also present were Karen Colman, Pete Sgier, Jake Jacobson, and Sue Baker.

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

HOMEOWNER CONCERNS:

- Pete Sgier asked why no funds have been expended on the clubhouse project as there won't be any progress on a design until there is an architectural drawing. The clubhouse committee still has three more clubhouses to tour before they do some rough designs to submit to the board. They are hoping to have these done by October for comments before consulting with a professional designer.
- Jake Jacobson stated that several lifeguards who are residents of HFII felt that they were treated poorly by the pool management company, especially as compared to lifeguards who were not residents. Specifically, Jake asked why many of the neighborhood guards were not asked to work at the adult party. The board indicated that they had asked MPM to only have guards over 21 years of age work at the adult party due to problems in the past with underage guards having access to alcohol. Jake also noted that HFII resident guards were not chosen to work very many parties, thus missing opportunities for additional pay. The Board conveyed that, in general, MPM (the management company) has done a really good job based upon neighborhood feedback and how smoothly things were run this summer as compared to previous summers with different management companies. The Board plans to look further into a specific incident noted by Jake in order to determine whether it warrants follow-up. Karen Colman encouraged Jake to share any and all feedback with her so that she can pass it along to Brooke at MPM, who had proactively solicited any feedback that may help to improve the relationship next summer.
- The Board would like to remind the community that neighborly disputes, such as with barking dogs, should be resolved politely between neighbors.

COMMITTEE REPORTS:

SOCIAL:

- Thanks to HP Wilms for conducting an informative and entertaining CPR class. All who attended came away much more informed. Hopefully he will do another class in the future.
- Thanks to Melissa Cameron, Sarah Hunter, Sarah Sullivan and Natalie Farrell for planning and hosting a successful adult party.
- The fall festival will be October 9th from 3-5PM and will include a chili cook-off.
- Thanks to the Panzarino family for volunteering to organize the December sleigh rides.
- The next function is the end of summer Labor Day pool party.

LANDSCAPE:

- Water usage for the first six months of 2021 is \$11,000 lower than in 2020 due to the wet spring.
- Green Hills has continued to work on sprinkler line breaks and other sprinkler problems.
- Bob is still hoping to rework the landscape at the Dry Creek and Jersey entry island later this year.
- Pruning of deadwood and removing 2-3 ash trees are planned for September and October.
- Bids for the landscape services for 2022-2024 will be requested later this year.
- The redesign of the irrigation system should be starting soon.

POOL:

- Thanks to Karen Colman and all the guards for the great job at the pool this summer.
- Karen will coordinate with MPM to order an AED before the end of the year.

- New umbrella stands will be ordered before next pool season.
- Due to recurrent misuse of the kickboards, the Board agreed to work with Karen on a storage solution that would keep the kickboards accessible to those who use them properly, but discourage unsafe usage of the kickboards.
- The pool hours cannot be extended once school has started due to liability issues and inability to maintain the pool water chemicals if guards are not present.

TENNIS:

- New nets for the two lower courts will be installed in the next week or so.
- Resurfacing of the upper courts will take place in the fall.

DESIGN REVIEW:

- A homeowner who has been promising for many months to cut down dead trees on his property has not yet addressed any of the issues cited by the Design Review Committee and Board over the previous two years, many of which are safety concerns. Sam made a motion and Dori seconded it that 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; letters to notify homeowners of any problems they found will be mailed in September.

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. Another homeowner has made timely payments and 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 8:13pm. The next regular meeting will be September 20 at 7:00 PM.