

**HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II**  
**Board of Directors Meeting**  
September 20, 2021

SEPTEMBER 20, 2021 BOARD ACTIONS:

- The Board voted to continue fining a homeowner with longstanding property issues until all issues have been addressed, reserving the right to forgive those fines incurred between now and full resolution, in acknowledgement of progress made to date.

The regular board meeting was called to order by Sam Ysusi at 7:05 P.M. on Monday, September 20, 2021. Members of the Board present included Sam Ysusi, Shannon Geonetta, Dori Yaworski, Tracy Rutz, and Tim Shea. Also present were Karen Colman, Tricia Tichota, Beth Ender, Mark Gotto, Bob Howey, Jim Zadvorny, and Sue Baker.

**APPROVAL OF MINUTES:** Tracy made a motion to approve the minutes of the August 16, 2021 meeting; Tim seconded and the motion passed.

**CORRECTION:** HF II was not awarded a \$10K grant from the City of Centennial. The previous announcement in the Minutes, stating that HF II was the recipient of the large grant, was due to a miscommunication between the City and the HF II neighborhood liaison prior to the City's final decision. While HF II was not ultimately awarded the \$10K grant for the 2021 fiscal year, we can re-apply in Spring 2022.

HOMEOWNER CONCERNS:

- A homeowner contacted the Board regarding a hive of bees in a tree on the greenbelt. A beekeeper inspected the hive and has indicated that there is no cause for concern aside from kids climbing the tree. Dori has made and posted signs on the tree alerting people to the presence of the hive to avoid incident. The beekeeper suggested that the bees might swarm in April, in which case he will come out and retrieve them before they nest in the eaves of a house. The Board plans to send an email to the neighborhood in April reminding neighbors to be on the lookout for a swarm and requesting that they notify the Board.
- A homeowner had a piece of furniture on their front porch that was not suitable for outdoor use. Thank you to the homeowner, the Design Committee and Sam for working together so quickly to exchange the piece for outdoor furniture.
- Sue Baker has notified the Board of her intention to step back from her duties as neighborhood manager within the coming year. **\*\*Thank you to Sue for all that she has done in service of HFII.\*\***  
The Board will look to interview management companies over the next few months and incorporate the associated higher cost into the 2022 budget. Due to the massive undertaking of the role, the associated liability, and evolving technological requirements and efficiencies, the Board feels strongly that a management company is best situated to take over. Mark Gotto has worked with several management companies and will provide referrals and insight.

COMMITTEE REPORTS:

SOCIAL:

- The Fall Festival will take place on Saturday, October 9<sup>th</sup> from 3-5PM and will include a chili cook-off.
- Pat Panzarino is in charge of this year's sleigh ride event.
- The social committee will also organize a holiday light contest.
- There was consensus that the duties associated with organizing summer food truck nights should be separated from the role of Social Chairs, since it is a large undertaking. If we are unable to find someone to take on the Food Truck Chair role, we may have to pare back the number of nights.
- Beth Ender and Tricia Tichota will be stepping down from their roles as Social Committee chairs and will look for someone to take over the role. **\*\* Thank you to Beth and Tricia for all of their time and hard work \*\***  
Please reach out if you are interested in the position.

#### LANDSCAPE:

- A reminder to neighbors that if they need to remove HOA fencing or disrupt HOA landscaping in furtherance of project, they must notify Bob Howey prior to doing so. Fencing should be reinstalled/re-stained and rock/mulch/landscape restored in the same or better condition at the homeowner's cost.
- We should have an irrigation design by late October so that the Board can solicit bids for the project and build it into the budget review process.
- Bob is working on a solution for a bad links line at the Jersey entrance off of Dry Creek, where there are several tree limbs and minimal space in which to make repairs.
- In November, Bob will request bids for landscaping services; while Green Hills has done a good job and continuity is ideal, he will get a sense of competitive pricing and services.
- Work to be completed before the end of the year: removal of dead trees, tree pruning, tree planting in various spots in the common area, sidewalk replacement of rocks in several areas.
- Bridges on the green belt are in need of maintenance; Bob and Tim will walk the bridges to determine the extent.
- We are waiting on a bid to relandscape the Dry Creek/Jersey entry island.; Bob will look for volunteers in October to help with planting in areas that need a lot of work.
- Fence staining is part of this year's budget so Bob will request pricing for the work for the Board to consider at the October meeting.
- Thank you to Marc Peterson for re-painting the tree logos on our entry signs.

#### POOL:

- Thanks to Jill McMahon who donated an AED to the pool.
- MPM did a great job closing the pool after Labor Day; furniture and equipment have been stored and clubhouse has been shut down and locked up for the season. We plan to engage MPM again for next summer.
- New umbrellas, umbrella stands, small and large tables will be ordered before next pool season.
- Karen will engage a locksmith to install a new lock on the pool gate.

TENNIS: *No tennis update*

#### DESIGN REVIEW:

- The committee has completed neighborhood walk-throughs and reconciliation of the June and September walk-throughs will take place within the next week. Any letters citing issues will be sent out in the next couple of weeks.
- The committee continues to consider parameters of approval for stained brick; they have approved the use of one Denver company which has successfully worked on the four houses in the neighborhood with stained brick.
- Although significant progress has been made on a house with several longstanding issues, substantial issues remain and are the cause of two neighbors' requests to install privacy fences, which are not otherwise approved by Design Review. The Board and the committee will consider whether to attach conditions to this approval exception which would enable restoration to a split rail fence in the future. The Board voted to continue fines until all issues have been addressed, reserving the right to forgive those incurred between now and full resolution, in acknowledgement of progress made to date.
- A reminder to the community that houses may only display the American flag in accordance with §2.13 of the Residential Improvement Guidelines. Sports and/or seasonal flags may also be displayed within a limited time period proximal to a respective sporting or seasonal event.
- A reminder to the community that furniture on a front porch or patio should be suitable for outdoor use and in good condition.

#### CLUBHOUSE:

- The committee has toured several clubhouses, including Willow Creek's, Cherry Knolls', Piney Creek's, and Homestead in the Willows'. They will reconvene to compare notes on their observations.
- Sarah Hunter and Mark took measurements of the current clubhouse in furtherance of obtaining a rough design before incurring the large cost associated with a formal design. They hope to present three rough design options to the Board at the October meeting which incorporate the measurements and the ideas generated from the tour discussion. At that point, the Board can consider whether to move forward with requisitioning a professional design. The goal is to have designs to present to the neighborhood by March 2022.

**MEMBERSHIP:**

- The annual assessment for 2021 has been paid by 399 out of 401 homeowners. One homeowner has made timely payments and has a small remaining balance. Another homeowner is working with Sue and the Board to set up a payment plan.
- Eight home sales have closed so far for 2021 with three home sales currently pending.

**OLD BUSINESS:** An enhanced neighborhood website will be included as a 2022 improvement and will be considered as a potential factor in the management company search.

**NEW BUSINESS:** The Board and committees will work on proposed 2022 budgets so that a rough budget will be in place by the end of November.

**ADJOURNMENT:** The meeting was adjourned at 9:15pm. The next regular meeting will be October 18<sup>th</sup> at 7:00 PM.