

**HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II**  
**Board of Directors Meeting**  
November 15, 2021

November 15, 2021 BOARD ACTIONS:

- The Board voted to ratify its prior approval of the Griffin Group's 2020 Audit. (*Approved by the Board in Spring 2021*)
- The Board voted to engage Altitude Law to draft a new sign/flag policy that will comply with newly enacted Colorado legislation (HB21-1310) at a cost of \$295.

The regular board meeting was called to order by Dori Yaworski at 7:03 P.M. on Monday, November 15, 2021. Members of the Board present included Dori Yaworski, Shannon Geonetta, Tracy Rutz, and Tim Shea. Also present were Sue Baker, Karen Colman, Bob Howey, Tricia Tichota, Jim Zadvorny, Dale Knipp, Nicole Heim, and Jeff Lipscomb.

**APPROVAL OF MINUTES:** Tracy made a motion to approve the minutes of the October 18, 2021 meeting; Dori seconded and the motion passed.

**COMMITTEE REPORTS:**

**SOCIAL:** [Tricia]

- Beth and Tricia have been looking for someone to take over as chair(s) of the Social Committee for 2022. While they have had several people volunteer to chair individual events, no one has volunteered to lead the committee. They plan to hold a happy hour where people who may be interested can come and learn more about the position and various events. A notice for this happy hour will be in the December Barnstormer.
- In the interest of making the Social Chair position and/or individual event organization more manageable, Tricia and Beth suggest separating the July 4<sup>th</sup> duties amongst multiple organizers (pancake breakfast, parade, pool party)
- Upcoming December events include the sleigh ride, a holiday light contest, and a scavenger hunt.
- **Budget:** Beth and Tricia have finalized the Social budget; the Board will consider adding \$100 toward the happy hour seeking a chair and event organizers.

**\*\* New social chairs are needed to ensure that fun neighborhood events continue – please reach out to the Board or Tricia Tichota and Beth Ender if you are interested in this position \*\***

**LANDSCAPE:** [Bob Howey]

- Tim and Bob added mulch to the Dry Creek entrance which is now finished.
- Five trees were planted and significant tree pruning took place in October.
- Fence staining quotes are much higher than the last time we stained the fence. One was \$53K and included replacing several boards (basic staining without board repair was \$46K); another was \$36K for the staining, both of which exceed the \$20K we had budgeted for staining in the next fiscal year. Bob will look for a smaller (but still insured) company to see whether it offers a cheaper quote. Jim Zadvorny suggested one who has done work in the neighborhood.
- Green Hills has submitted a renewal bid for landscaping services at a total of 5% higher than our current contract (\$44,600); the new contract would be for three years at a cost of \$46K per year with a 30-day cancellation clause. Bob's recommendation is to stick with Green Hills which has done a good job and has been responsive when we've asked for various adjustments in service. Bob will seek another bid for the sake of comparison.
- **Budget:** Bob has been in touch with Smith Irrigation, but does not yet have a firm number for the irrigation proposal. He will try to have a firm number by the December Board meeting. Bob will also look to firm up a fence staining number and will look into the cost of fixing the basketball hoop that is currently leaning.

**POOL:** [Karen Colman]

- **Budget:** MPM is working on a quote for next summer's services and will get back to Karen soon.
- The Board will consider asking the swim team to pay for the cost of an "end-of-season" grill cleaning and/or to make cleaning the grill after each use a swim team volunteer duty.

TENNIS: [Dori]

- The nets on the upper courts will need to be replaced in the spring.

DESIGN REVIEW: [Jim Zadvorny]

- Jim has put together a punch list for the residence with several ongoing issues and design review violations.
- The committee will send a few end-of-year letters to homeowners noting issues documented during their walk-throughs.
- Please send an email with concerns to Design Review ( [design-review@hfii.org](mailto:design-review@hfii.org) )

CLUBHOUSE: *No update*

MEMBERSHIP:

- A homeowner paying incrementally is on schedule; another homeowner will make their final payment this month.

HOMEOWNER CONCERNS: *No homeowners expressed concerns*

OLD BUSINESS:

- Shannon motioned to ratify the Board's prior approval (Spring 2021) of the Griffin Group's 2020 Audit; Tracy seconded and the motion passed.
- Tim has a list of approximately 10 management companies and will seek bids in the next few weeks.
- Dori went through the Operating Budget and noted that, as planned and approved by the neighborhood (and as previously communicated to the neighborhood), dues will continue to increase by 8% through 2023. The Board is still working on the 2022 budget; open items include but are not limited to placeholders for the irrigation replacement project, fence staining, playground renovation and hiring a management company. We hope to have solid answers by the December Board meeting.

NEW BUSINESS: Due to Colorado legislation which took effect in September 2021 and prohibits HOAs from content-based restrictions on signs/flags, our current sign/flag policy is no longer enforceable. Shannon motioned to engage Altitude Law to draft a new sign/flag policy that complies with Colorado legislation HB21-1310 at a rate of \$295. Dori seconded and the motion passed.

The Board discussed the need to conduct the 2022 election via mail-in ballots and agreed to engage Altitude Law to run the election again.

ADJOURNMENT: The meeting was adjourned at 8:30PM. The next regular meeting will be December 20<sup>th</sup> at 7:00 PM.

### **COMMUNITY ANNOUNCEMENTS**

- The next regular Board meeting will take place on Monday, December 20<sup>th</sup>. In the interest of efficiency and due to the substantial items requiring Board discussion, we will be changing the format of the meeting to exclude the Homeowners Concerns forum. As such, please email any concerns to the Board ([hoa-board@hfii.org](mailto:hoa-board@hfii.org)).
- *The neighborhood will need to fill two spots on the Board in our 2022 election.* Anyone with questions or any candidates who are interested in running should feel free to reach out to the Board.
- The position of Social Committee Chair for next year remains open – please consider volunteering if you enjoy the many fun events that bring our neighborhood together.
- While Minutes will continue to be published in the Barnstormer, please refer to the HF II website (<https://hfii.org/covenants/minutes-financials/>) for additional materials, including the Agenda and any supplemental documents.