

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

December 20, 2021 BOARD ACTIONS:

- The Board voted to approve the new sign/flag policy drafted by Altitude Law to comply with HB21-1310
- The Board reinstated a \$10 administrative fee for 2022 annual assessments paid incrementally, subject to Board discretion on a case-by-case basis.

The regular board meeting was called to order by Sam Ysusi at 7:02 P.M. on Monday, December 20, 2021. Members of the Board present included Sam Ysusi, Dori Yaworski, Shannon Geonetta, Tracy Rutz, and Tim Shea. Also present were Sue Baker, Karen Colman, and Kay Wilms.

APPROVAL OF MINUTES: Tracy made a motion to approve the minutes of the November 15, 2021 meeting; Dori seconded and the motion passed.

COMMITTEE REPORTS:

SOCIAL: [Shannon Geonetta on behalf of Tricia Tichota and Beth Ender]

- 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 are also looking for individual volunteers to plan the Memorial Day, 4th of July and Labor Day pool parties.
- Thank you to the Panzarino family for organizing the wonderful tradition of the Christmas Eve sleigh rides.
- Thank you to Laura Wright for organizing the fun holiday scavenger hunt.
- Thank you to DeAndra and Ragan Knowles and to Judi Piccone for hanging our neighborhood holiday decorations.

**** *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: [Sam Ysusi on behalf of Bob Howey]

- Leaf cleanup has been completed.
- Bob has received a bid from Green Hills and is waiting on a second bid from DesignScapes, which he hopes to have by January; he also hopes to have a third bid from another company. The Board and Bob have been happy with Green Hills' responsiveness and their bid seems reasonable.
- Given the pace of the irrigation bid process, it is unlikely that we will have a formal bid and be ready to start the irrigation project in May. The Board will consider the possibility of completing the project in two phases.

POOL: [Karen Colman]

- Karen received a contract proposal from MPM for the same price as last summer; the Board requested a few revisions including an explicit date two weeks before Memorial Day by which MPM will have the pool ready for swim team. Karen plans to request that Reece come back as supervisor

TENNIS: [Dori]

- Thank you to Pete Stephenson (and his son) and to Eric Johnson for fixing the windscreens, which blew down in the recent storm; they also installed metal rings on the screens which should hopefully help keep them up even during high winds.
- Dori will look into solutions for keeping the doors to the tennis courts locked when not in use.

DESIGN REVIEW: [Sam Ysusi]

- The committee will send a few end-of-year letters to homeowners noting issues documented during their walk-throughs by mid-January.
- Walk-throughs will take place in early June for 2022 letters.
- Please send concerns via email to Design Review (design-review@hfii.org)

CLUBHOUSE:

- The Board has informally reviewed a few designs, which were graciously and expertly put together by Karen Colman's son, Kyle. We will plan to talk to Mark Gotto about a timeline for next steps.
- Sam will reach out to Mark to give him an opportunity to present to the Board next month, if he's available.

MEMBERSHIP:

- All homeowners have paid their 2021 assessments in full.
- Bills for the 2022 assessment will go out early January. The Board discussed reinstating a \$10 administrative fee, historically applied to homeowner assessments paid incrementally to offset the cost of tracking and billing payments made in installations. Last year, due to extenuating circumstances associated with the pandemic, the Board decided to universally waive the fee. The Board agreed that it made sense to reinstate the \$10 administrative fee for the 2022 assessment, reserving the right to waive the fee on a case-by-case basis, in consideration of individual homeowners' circumstances. All members of the Board were in favor of reinstatement.
 - Board voted to require that, consistent with prior practice, the 2022 Regular Assessments will be due and payable, in the amount set forth in the 2022 Financial Forecast/Annual Budget, in either one annual payment due by February 15, 2022, or two installments due on February 15, 2022 and May 15, 2022 with the payment of a \$10 administrative fee, subject to Board discretion to waive such administrative fee on a case-by-case basis.

NEWSLETTER: *next deadline is Jan. 28th – there is no January Barnstormer*

OLD BUSINESS:

- **Sign/Flag Policy:** Tim motioned to approve the new sign/flag policy drafted by Altitude to comply with Colorado legislation HB21-1310; Dori seconded and the Board approved the policy.
- **Altitude Law for 2022 Election:** The Board discussed having Altitude run the election with the same process as last year. Shannon will speak to Elina at Altitude to establish the cost of their involvement.
- **Budget:** The Board discussed the 2022 Budget; review and revision is ongoing and a copy will be mailed to homeowners prior to the 2022 Annual Meeting.

NEW BUSINESS:

- **Barnstormer Newsletter:** The content of the newsletter has always been subject to the Board's discretion and approval and has historically excluded anything political. Shannon will consult Altitude to determine whether an official policy is necessary.

ADJOURNMENT: The meeting was adjourned at 9:00PM. The next regular meeting will be January 18th at 7:00 PM.

COMMUNITY ANNOUNCEMENTS

- *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.