

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting
January 17, 2022

January 17, 2022 BOARD ACTIONS:

- The Board voted to engage Green Hills for landscaping services in 2022.
- The Board voted to delegate the final choice of fence staining companies to Tim, working in conjunction with Bob Howey on the vetting process of three candidates who have submitted bids.
- The Board voted to engage MPM Management for pool management services in 2022.
- The Board voted to engage Altitude to run the 2022 election.

The regular board meeting was called to order by Sam Ysusi at 7:01 P.M. on Monday, January 17, 2022. Members of the Board present included Sam Ysusi, Dori Yaworski, Shannon Geonetta, Tracy Rutz, and Tim Shea. Also present were Sue Baker, Karen Colman, Kay Wilms, Joel Porter, Tricia Tichota, J.J. Heim, Randy Stoiber and Bob and Joan Hitchens.

APPROVAL OF MINUTES: Sam made a motion to approve the minutes of the December 20, 2021 meeting; Tim seconded and the motion passed.

COMMITTEE REPORTS:

SOCIAL: [Tricia Tichota]

- Beth and Tricia are still 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 help with the 4th of July and Labor Day pool parties.
- Beth and Tricia will coordinate with the swim team to see if they can run the Memorial Day party.
- The next social event is the Easter egg hunt which will be organized by Lindsay Kirchhausen.

***** Volunteers 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 helping with any events *****

LANDSCAPE: [Bob Howey]

- The landscape RFP process is ongoing; Bob has received two bids so far and has pursued other bids including DesignScapes, which was not responsive. Green Hills has submitted a 3-year proposal at (~\$46K); Arrowhead submitted a 1-year proposal at (~\$49K). The Board discussed and agreed that it made sense to lock in Green Hills before their book is full. Sam motioned to move forward with the Green Hills contract; Tracy seconded and the motion passed without dissent. Bob will reach out to Sam for his signature.
- Bob has received three bids for fence staining; the next phase of this process will involve going through the proposals with a fine tooth comb and checking ratings/reviews/references. After discussion, Sam motioned to have Bob move forward with the review process and ultimately choose between the companies, delegating the final decision to Tim who will join Bob in the review process. Tracy seconded and the motion passed without dissent.
- Bob has received a complaint about the condition of the “No Soliciting” sign at the Holly entrance. After discussion, everyone agreed to remove the bad one (since none of them are enforceable), but leave the others.
- The RFP for the irrigation system went out 10 days prior and responses are expected back in 3-4 weeks. The company who designed the system will assist with reviewing the bids. Randy Stoiber and Bob agreed that it made sense to start the project in the fall and continue through the winter.
- Bob will attempt to figure out which company has been doing work along Dry Creek so that he can communicate with them to avoid damage to our main line.
- Tim and Bob did a bridge walk and identified one or two bridges that will require maintenance; nothing urgent, but something to think about for next year’s budget discussion.

POOL: [Karen Colman]

- Karen will confirm the date by which the swim team requires the pool so that MPM can start two weeks prior to that date.
- Karen will check with Harold about a pump that was supposed to be taken out.
- The Board has already voted to engage MPM for the pool next summer; Karen will coordinate have a director sign the contract.

TENNIS: [Dori]

No Update

DESIGN REVIEW: [Sam Ysusi]

- The committee has been working to get people to keep their trash cans in their garage or behind their house so that they are not visible from the street.
- This spring, the committee will return to its normal walk-through calendar
- Please send concerns via email to Design Review (design-review@hfii.org)

CLUBHOUSE: [Dori and Sam]

- The Clubhouse committee has narrowed down designs to four potential options: 1) renovate what we have with a door on the outside to access the bathroom from the tennis courts; 2) includes a bathroom renovation with a small addition; 3) includes a significant addition with large meeting room, an additional bathroom that can be accessed from the tennis courts, and a kitchen; 4) one based on plans drawn up several years ago (~15 years), which includes a brand new multi-level building with meeting space, etc. Mark and the committee will engage architects to do formal renderings for the first three options (we have renderings for the 4th) which should give us an idea of cost for each. We will present these to the neighborhood for feedback. The money budgeted for architectural drawings in 2021 has been pushed to 2022 and will likely be more than enough to cover the cost of these renderings, since the initial work has been completed.
- Sam will reach out to Mark to give him an opportunity to present to the Board next month, if he's available.

MEMBERSHIP: [Sue Baker]

- Assessment notices have gone out and Sue has received payments from several homeowners.

NEWSLETTER: *next deadline is Jan. 28th*

- Homeowners are reminded that new submissions to the Barnstormer are subject to Board review and approval by the officer to whom authority has been delegated. For the sake of the formal record, the Board ratified a decision, made by its officer but discussed by the entire Board, to deny a submission to the December Barnstormer based upon inaccuracies and content that was not in the spirit of the newsletter.

OLD BUSINESS:

- **Altitude Law for 2022 Election:** After discussion, Tracy motioned to engage Altitude to run the 2022 election in the same manner as the 2021 election; Tim seconded and the motion passed without dissent. Candidates can declare up to and during the March 8th meeting in order to be included on the ballot. Anyone with interest in running for one of two spots on the Board should let the Board know.

NEW BUSINESS:

- **Sign/Flag Policy:** The new policy will be published in the Barnstormer and mailed to homeowners with their ballots.
- **Reserve Study:** Pursuant to the Amended and Restated By-Laws, the neighborhood must conduct a reserve study within 5 years of enactment (Feb. 2021). The Board has received a list of potential companies and will look to schedule within the 5 year requirement.

ADJOURNMENT: Sam motioned to adjourn the meeting at 8:12PM. Shannon seconded and the motion passed without dissent. The next regular meeting will be February 21st 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.*
- There are several opportunities to help on the Social committee – please consider volunteering if you enjoy the many fun events that bring our neighborhood together.