

**HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II**  
**Board of Directors Meeting**  
**February 21, 2022**

February 22, 2022 BOARD ACTIONS:

- The Board voted to engage Altitude to prepare voting documents, advise the Board as to proper processes and procedures, and receive and count ballots in the 2022 election.
- The Board voted to move the regular March Board meeting from 3/21 to 3/28 in order to enable newly elected Board members to attend.

The regular board meeting was called to order by Sam Ysusi at 7:00 P.M. on Monday, February 21, 2022. Members of the Board present included Sam Ysusi, Dori Yaworski, Shannon Geonetta, Tracy Rutz, and Tim Shea. Also present were Sue Baker, Kay Wilms, Chris Brooks, Mac McGowan, Jeff Lipscomb, Crystal Novinger.

**APPROVAL OF MINUTES:** Tracy made a motion to approve the minutes of the January 17, 2021 meeting; Dori seconded and the motion passed.

COMMITTEE REPORTS:

SOCIAL: [Sue/Shannon]

- Beth and Tricia have generously volunteered to stay on as co-chairs of the Social Committee. Thank you both for being willing to lend your expertise for another year!
- While they have had several individuals volunteer to help out with various events, they are still seeking someone to run the pool party portion of the July 4<sup>th</sup> celebration.

***\*\* 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]

- Bob has received several bids for the irrigation project and expects to receive one more bid on Wednesday, February 23<sup>rd</sup>. Once all bids have been received, he will work with the Board to evaluate each.
- Pursuant to the Board's January 2022 decision to delegate decision-making authority to Bob and Tim, they evaluated all fence-staining bids and engaged WOW One-Day Painting to stain the exterior fence, which should start in late March. The \$37K bid includes two coats of stain and power washing. Fence repairs will be completed (by handyman, Steve Hagman) prior to staining. The staining should be a two-week job and, once a start-date has been set, the Board will plan to send an email to homeowners reminding them to move any objects near the interior of the fence in order to avoid incidental damage.
- Thank you to all of the neighbors who have cleared snow from the greenbelt walkways!

POOL: [Tracy]

- Tracy is working with Matt at MPM to create a Barnstormer ad recruiting lifeguards for the upcoming summer.

TENNIS: [Dori]

- A homeowner requested that the Board look into allowing pickleball on the tennis courts. Pickleball would require temporarily creating boundary lines (separate and distinct from the tennis lines) and purchasing pickleball nets at approximately \$200 each. Since chalk or paint would ruin the recently resurfaced tennis courts, masking tape was raised as an alternative. Dori has spoken to someone at Lifetime Fitness who suggested that, given that they are outdoor courts, the heat might melt the adhesive, leaving marks on the surface; Tracy indicated that Homestead had used tape last year and it ended up sticking to their courts. Painting irregular lines on the court are not an option as it

would invalidate the courts' official status as a USTA court. The Board will research further and respond to the homeowner.

DESIGN REVIEW: [Sam Ysusi]

- Next round of walk-throughs will take place this spring or early summer.
- *A reminder to homeowners to please store trash receptacles in garages or somewhere concealed from the street and from neighbors if stored in the backyard.*
- Please send concerns via email to Design Review ( [design-review@hfii.org](mailto:design-review@hfii.org) )

CLUBHOUSE:

*No update*

MEMBERSHIP: [Sue Baker]

- 337 homeowners have either paid in full or made payments towards their assessments.

NEWSLETTER: *next deadline is Feb. 25<sup>th</sup>*

- 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.

OLD BUSINESS:

- **Legal Fees:** Following up on an item mentioned in January's meeting, Shannon provided further detail associated with the increased legal fees budgeted in 2022. Due to a total of 12 records requests submitted by a homeowner (most of which contain several categories of documents each) since September 2020, the Board has been compelled to consult with legal counsel on numerous occasions. Since many of these records contain sensitive information, the Board has sought advice as to how to best respond to these requests in compliance with statutory requirements, while maintaining confidentiality with respect to sensitive information such as individual homeowner information. As a result our legal fees over the past year have totaled over \$4K, which included legal assistance with the 2021 election. Given the increased legal involvement with the 2022 election and the Board's anticipation of future requests from this homeowner, we have significantly increased the amount budgeted for legal fees in 2022.

NEW BUSINESS:

- **2022 HOA Board Election:** Due to a homeowner's concerns regarding the integrity of the neighborhood election process, the Board has discussed engaging Altitude in a more substantial role than in the prior election at an increased cost. The cost will be dependent upon the volume of ballots and materials in addition to any other time spent advising the Board regarding issues that may be raised. After opening the topic to discussion, Shannon motioned to engage Altitude to prepare the 2022 election voting documents, to advise the Board as to the proper processes and procedures, and to receive and count ballots. Tim seconded and the motion passed without objection.
- **Annual Meeting Agenda:** The Board will plan to address updates on the irrigation project, the clubhouse, fence staining, and the search for a management company at the 2022 Annual Meeting on March 8<sup>th</sup>. The Agenda and dial-in information will be posted on the website as well as sent to the neighborhood via email prior to the meeting.
- **March HOA Board Meeting:** In order to allow time for ballots to be counted, Dori proposed moving the March HOA Board meeting from March 21<sup>st</sup>, 2022 to March 28<sup>th</sup>, 2022 so that newly elected Board members could attend. After opening the item for discussion, Dori made a motion, Sam seconded and the motion passed without objection.

ADJOURNMENT: Sam motioned to adjourn the meeting at 7:44 PM. Tim seconded and the motion passed without dissent. The next regular meeting will be March 28<sup>th</sup> at 7:00 PM.

### **COMMUNITY ANNOUNCEMENTS**

- The Annual Meeting will take place on March 8<sup>th</sup>, 2022 at 7:00 PM. The agenda and dial-in information will be posted on the HFII website and circulated via email prior to the meeting.

- *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.*
- *A big THANK YOU to Eric Johnson and Altitude Docushred for hosting the neighborhood Shred-A-Thon!*