

## **HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II 2022 Annual Meeting**

The Annual Meeting was called to order by Sam Ysusi at 7:04 P.M. on Tuesday, March 8, 2022.

Members of the Board present included Sam Ysusi (President), Tracy Rutz (Vice-President), Dori Yaworski (Treasurer), Tim Shea (Member at Large) and Shannon Geonetta (Secretary). Also present was Sue Baker (Business Manager)

**INTRODUCTION OF THE BOARD OF DIRECTORS:** All directors introduced themselves, noting their role and tenure in the neighborhood.

**FINANCIAL OVERVIEW:** Dori presented a high-level overview of the budget for 2022 and a forecast for the next few years. She noted the Board's objectives of controlling costs, while keeping the community well-maintained and fiscally strong, which requires planning for major maintenance requirements in advance of catastrophic issues.

- A budget summary was distributed to homeowners with the annual assessment invoices; it contained a detailed financial forecast out to 2036. Since it did not increase assessments more than 10% over last year's budget, it does not require formal neighborhood approval according to our By-Laws and Colorado statute (CCIOA).
- 2022 Assessment/Annual Dues amount is \$1,134 – with 401 homes, the 2022 neighborhood revenue will be just under \$459K, which includes income from a few other small sources (e.g. Barnstormer). The operating budget is \$393K and the remainder of \$66K will be added to the reserve account.
- Planned projects for this year will require approximately \$202,650K of reserve funds
- Landscaping maintenance, pool maintenance, operating expenses, trash services, insurance and social activities account for approximately 75% of the operating budget. Other items such as auditor services, the Barnstormer, and a budget for vandalism account for approximately \$15,741.
- New items in the 2022 budget include:
  - Architectural review (\$20K) – one-time cost that has been budgeted for two years, but has been pushed out due to covid.
  - Legal expenses and reserve study (\$10K) – due to a number of document requests from a single homeowner who has retained counsel and threatened legal action, the budget for legal expenses has been increased significantly. Additionally, our by-laws stipulate that a reserve study be completed within the next 2 years.
  - Management Company (\$40K) – this will be an annual expense going forward, since our Business Manager, Sue Baker, will be stepping down from her role this year.
  - Reserve Expenditures (~\$203K) – the majority of this amount will go towards landscape expenses such as fence staining and maintenance (\$50K) (which will start in March 2022) and the irrigation project, which will be split between 2022 and 2023. Additionally, this amount anticipates tree removal, bridge work, replacement of the basketball hoop and replacement of rocks that have thinned out. At the end of this year, we expect the reserve amount to be around \$243K.
- Financial forecast – in accordance with the forecast considered by the neighborhood in 2018, annual dues will only increase by 4% in 2023, assuming that there are no major changes in the operating expenditures or unanticipated reserve expenditures.

*[At this time, callers were reminded to dial “\*3” in order to be put into a queue to ask questions]*

**IRRIGATION PROJECT UPDATE:** Sam noted that the current irrigation system is the original from when the neighborhood was built in the 1980's (approximately 40 years old). Each year we spend \$5-15K to get it running and keep it running during the season. According to professional assessment, our current system uses significantly more water than we need and it is at risk of catastrophic failure of the main line, which would render the system non-functional. Currently the sections along Monaco and Dry Creek are not working and we have had to run the system in the areas that do work for longer periods at inconvenient times in order to accommodate the antiquated scheduling technology and the over-taxed system. The Board has engaged an irrigation design company to draft designs and is currently considering bids from landscape firms for installation. The Board will update the community in the next few months.

MANAGEMENT COMPANY UPDATE: Sam expressed the Board's and neighborhood's gratitude to Sue Baker who has been a tremendous asset to our community and who will be missed when she steps down from her role as Business Manager this year. She has graciously agreed to stay on and help with the transition to a management company.

Tim indicated that we are in the process of looking for a management company to take over the business management role in the association. He has compiled a list of 10 management companies, which we will narrow before starting interviews. We intend to be cost-conscious, but the cost of a management company will be a significant increase to annual expenses. Once we have narrowed the candidates, we will report back to the community before engaging the firm; this should be in the next few months.

#### COMMITTEE REPORTS:

##### LANDSCAPE: [Bob Howey]

- Green Hills has been engaged for a 3-year term. They were chosen based on their responsiveness and the positive experience we had with over the past three years. They also had better pricing than the other candidates who submitted bids for 3-year contracts.
- 2021 work: 2 trees were removed; 5 trees were planted; Jersey entrance was re-landscaped.
- 2022 work: similar tree work; (relandscaping of entrances off Monaco at Long and Jamison will be pushed to 2024 due to the fragile irrigation system in the area).
- Fence staining and repair will take place towards the end of March.
- *Bob expressed his and the neighborhood's appreciation for everyone who helped clear the main path on the green belt and other common areas of snow.*

##### DESIGN REVIEW: [Jim Zadvorny]

- Jim noted that the committee has been light-handed over the past couple of years due to hardships associated with the pandemic, and also commented that there have not been many issues. He reminded all homeowners to reach out to the Design Committee ([design-review@hfi.org](mailto:design-review@hfi.org)) with any questions or concerns.
- There are currently 10 members of the Design Committee and they welcome anyone interested in joining.
- Letters noting any issues that need to be addressed will be going out soon.
- They are considering two outstanding requests and encouraged anyone with requests to reach out with requests; the committee will make itself available for phone calls and/or meetings for requests on a tight timeline.
- Homestead in the Willows reached out to commend the committee on the exemplary condition of the neighborhood and wanted to know about their processes and enforcement procedures. This is a testament to the diligence of the team and the neighborhood in keeping our community in great condition.

##### TENNIS: [Dori]

- The Tennis Chair position is open – anyone who would like to help out, please reach out to the Board. Ideally, we are looking for someone in the neighborhood who plays tennis (but not a Captain since they already have a full plate) to set up a SignUp Genius for the tennis teams to organize weekly maintenance tasks (leaf removal, trash removal, windscreen maintenance). The Chair will need to coordinate this maintenance schedule and check to make sure tasks are being completed.
- Both upper and lower courts have been resurfaced and should be good for 7 years.
- New nets will be installed on the upper courts this spring.
- New benches will be ordered to replace those that are cracked.
- *Thank you to Mike Panis, who has chaired the Tennis Committee for several years, and to his family who have helped to take great care of our tennis courts.*

##### SOCIAL: [Tricia Tichota]

- Social was able to host all regularly scheduled events in 2021.
- They are looking forward to another year full of fun events and they have assembled a great team who will be individually chairing respective events assisted by volunteers.

- The only open event-lead position is for someone to run the 4<sup>th</sup> of July Pool Party (not the parade or breakfast); responsibilities for this event include organizing a lunch option and pool games. Please reach out to Beth or Tricia if you're interested in chairing this event or in volunteering for any of the neighborhood events.
- The Easter Egg hunt will take place on Saturday, April 9<sup>th</sup> – please look for an email and/or Barnstormer notification with more details.
- *Thank you to Beth and Tricia for graciously chairing the Social Committee for a 4<sup>th</sup> year in 2022.*

POOL: [Karen Colman]

- Following a successful 2021 summer at the pool, we signed another contract with MPM Management; it was important to contract with them early because pool companies are in high demand.
- MPM is looking for employees so if you have teens looking for a summer job, please reach out to MPM.
- Homeowners should also reach out to MPM for any party reservations.
- Thankfully there was no vandalism at the pool last year, which may be due to the cameras that are now in place.
- The maintenance company removed the pool pump last week in order to repair/replace it. Other than the pump, some new tables and potentially a new filter, there not many other items in the pool budget for 2022.
- *Thank you to HP Wilms for donating several safety items and for hosting an informative CPR and Life Safety course in 2021.*
- *Thank you to Jill McMahon for donating an AED to the pool.*

CLUBHOUSE: [Mark Gotto]

- The Clubhouse Committee has been working diligently to make sure that a new clubhouse is the right thing for the community. Kyle Colman, who grew up in HFII and now works for an engineering firm, generously volunteered his time and came up with three renderings that address the neighborhood's needs. The committee is now looking into hiring a design firm to take Kyle's renderings and provide measurement and cost estimates, which should take between 30 and 60 days to turn around. Once they have renderings with specifics attached to them, they intend to present the neighborhood with three different options. Anyone with questions should feel free to call Mark directly. *Thank you to Kyle Colman for his time and hard work spent designing three options, which saved the neighborhood the large expense of having to pay a professional designer to start from scratch.*

MEMBERSHIP: [Sam]

- HF II had 12 home sales close in 2021, compared to 15 in 2020. As of the date of this meeting, no homes have sold in 2022.
- All homeowners paid their assessments in full in 2021.
- At the time of this meeting, 375 homeowners have made payments toward their 2022 assessments; 319 of those have paid in full.
- If any homeowner is having trouble paying their annual dues, please reach out to the Board ([hoa-board@hfii.org](mailto:hoa-board@hfii.org)) and we will work with you to find a payment plan.

OTHER COMMITTEES: [Sam]

Sam thanked the following committees and committee chairs for their hard work and service to the neighborhood:

- Swim Team – Jill Ingenito and Susan Ysusi
- Newsletter – Michelle Johnson
- Website – Crystal Novinger

*At this time, Sam expressed the Board's regret that the Annual Meeting was once again virtual; however, we had to make arrangements in early January and it was unclear what the pandemic situation would look like in March. He also noted that we were unable to hold via Zoom as it did not allow for the same call-in and moderator options. Sam reminded callers to hit "\*3" in order to be placed into the queue for questions/comments. He also noted that materials were on the website.*

2022 ELECTION PROCEDURES: [Sam]

- There are two open positions on the Board. So far, two candidates (Chris Brooks and Kay Wilms) have expressed their intent to run for a position on the Board.
- Candidates can be nominated on the floor or express a desire to run during the homeowners comments section, which will open at the end of the meeting. They can also send notice to the Board up until tomorrow (Wed., March

9<sup>th</sup>) at 5pm in order to appear on the ballot, which will go to print on Thursday morning. Ballots will also contain the option for write-in candidates.

- Ballots will be mailed on Friday, March 11<sup>th</sup> and will be received thereafter until Friday, March 25<sup>th</sup>, 5pm.
- Due to allegations questioning the integrity of prior elections, Altitude Law will create the ballot packet, hold any extra ballots, and receive and count votes. The ballot packet will contain a self-addressed, stamped envelope for return to Altitude. Once the election closes at 5pm on Friday, March 25<sup>th</sup>, Altitude will count the valid ballots received and notify the community of the new directors on Monday, March 28<sup>th</sup> so that they can attend that evening's regular Board meeting.

#### HOMEOWNER QUESTIONS & CONCERNS:

Dale Knipp: Dale asked that any presentation (specifically on the financials) be made available on the website for ease of reference. Sam indicated that the summary P&L statement along with the annual audit is currently posted on the website, but the Board can also email Dale. Dori offered to answer any questions Dale might have regarding the financials.

Phil Ray: Phil asked whether the perimeter fence was reviewed annually for maintenance issues and noted that he has a couple of posts in the section on his property that are in bad shape. Sam and Dori indicated that the fence is reviewed annually by Bob Howey and a member of the Board (this year, Sam accompanied Bob) and that we have engaged a company to repair and stain the fence which should start later in March. They asked that Phil email the Board and/or Bob Howey on the Landscape Committee to make sure that the posts at issue are addressed.

*At this time Sam indicated that we would hold to allow time for homeowners to dial "\*3" with nominations or additional questions.*

Tim Adams: Tim asked how many people were on the call and when Sam indicated that there were just under 30 people currently, but that callers had fluctuated between 30 and 40, Tim expressed frustration that there were no notifications regarding the Annual Meeting. Sam noted that a physical postcard had been sent out in mid-February, followed by an email reminder the day prior to the meeting. (\*Note: the Annual Meeting date was printed on the assessment invoices, which went out in early January; the date and dial-in information were posted on the website after the postcard was sent out in mid-February). Tim also asked that the Board publish the election tallies in the interest of transparency. Sam indicated that we would publish the tallies in the Barnstormer like we did last year (2021). He also asked Tim to email the Board his contact information so that we could ensure that he was receiving email notifications. Tim again commented that the number in attendance was small.

*Sam waited another several minutes to allow homeowners to call in with additional questions.*

ADJOURNMENT: The meeting was adjourned at 8:10pm. The next regular meeting will be March 28<sup>th</sup>, 2022 at 7:00 PM.

Respectfully submitted,  
Shannon Geonetta, Secretary \_\_\_\_\_

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Sam Ysusi, President

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Tracy Rutz, Vice President

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Dori Yaworski, Treasurer

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Tim Shea, Member at Large