

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting
April 18, 2022

April 18, 2022 BOARD ACTIONS:

- *None*

The regular board meeting was called to order by Tracy Rutz at 7:02 P.M. on Monday, April 18, 2022. Members of the Board present on the Zoom call included Tracy Rutz, Tim Shea, Chris Brooks, and Shannon Geonetta. Also present were Sue Baker, Karen Colman, Mac McGowan, and Dale Knipp.

APPROVAL OF MINUTES: Tracy made a motion to approve the minutes of the March 28, 2022 meeting; Tim seconded and the motion passed. **Chris Brooks had not yet reviewed the draft Minutes, but intended to take a look and send revisions if necessary, in which event, the Board will vote to approve the revised Minutes via email and update the community at the May Board meeting. Kay Wilms was not present at the March meeting.*

COMMITTEE REPORTS:

LANDSCAPE: [Chris and Tracy]

- Chris and Tim met with Bob and reviewed irrigation system designs to identify items that may be flexible in terms of inclusion and timing; they are going to go back over the quote and request that bidders resubmit excluding or re-working some of the items Chris and Bob identified in order to lower the bids to an amount more in line with what we have budgeted.
- Tracy: Bob was working with Wow 1 Day Painting, which has been hired to stain the fence, to find the right color/consistency for the fence. Specifically, Wow is doing some testing on sections of the fence on Monaco close to Dry Creek in order to determine how best to match newly repaired wood to the existing slats; they are contemplating stain under two coats of semi-transparent in order to match older slats. This approach should show wood grain more than solid stain.

SOCIAL: [Shannon via Tricia's email update]

- Thanks to Lindsay Kirchausen for planning and putting on a wonderful Easter Egg hunt for the kiddos of the neighborhood!
- Food Trucks will be the first Thursday of the month, with the first one being May 5th, thanks to Meghan Pomeroy for taking the lead on food trucks this year.
- The Memorial Day BBQ will be Monday, May 30th, swim team is helping to coordinate and execute this fun event, thanks to our parent leads Matt and Kait Schwartz.
- We have a food truck booked for the morning of 4th of July to serve pancakes. Thanks to Margrete Brooks for planning this fun morning activity. *We are still looking for a volunteer to plan the 4th of July pool party in the afternoon.*
- Thank you to Susan Ysusi for managing our new neighbor baskets over the last couple years. *The social committee is looking for a new volunteer to take this role over.*
- We will have our next social committee planning meeting in early June. Reach out to Tricia or Beth to be part of this fun group.

***** Please reach out to Tricia or Beth if you are interested in helping to organize the 4th of July afternoon pool party/games and/or taking over the role of new neighbor baskets *****

TENNIS: [Chris]

- The nets on the upper courts have been replaced.
- Dori is looking into getting two new benches for the upper courts.
- Dori is getting a quote to repairs one of the windscreens on the lower courts, which ripped.
- Dori, Tracy, and Chris have been consulting with Game Set Match to determine where and whether to use zip ties vs. metal clamps on the windscreens.

- Chris and others clamped the awnings on the sides of the courts to the fence, which has prevented them from flipping over the sides in the wind.
- Leagues are starting this week and neighbors are reminded to use www.reservemycourt.com to reserve courts.

**** A huge thank you to the following neighbors for re-attaching the windscreens! Eric and Michelle Johnson, Jesse Andrews, Mark Bird, Maren Plisko, Kim MacKendrick, Tricia and Tanner Tichota, Chris Brooks, Tracy Rutz, and Dori Yaworski ****

POOL: [Karen Colman]

- The pump has been rebuilt and installed.
- Karen is meeting with an electrician 4/19 to get a bid to upgrade the electrical panel. She will also consult with at least one other electrician (potentially Matt Mundy's contact) to determine whether the panel needs to be upgraded and how much it should cost.
- The bill for enough chlorine tablets to last the summer was \$6K.
- The clubhouse will continue to receive Ting internet for free.
- Sue will contact the person who installs the pool awnings to see if he can install them soon.
- Xcel will be replacing the existing electrical meter with a smart meter at some point within the next couple of weeks.
- Karen will move forward with having the wader pool filter replaced, which is anticipated in the 2022 budget.
- Pool information will be published in the next newsletter; the pool committee will be meeting on Thursday, April 21st.

DESIGN REVIEW: [Tracy via Jim's email]

- Design Review will be doing formal walk-throughs in May.
- Please send an email with any questions or concerns to Design Review (design-review@hfii.org)

CLUBHOUSE: [Tracy]

- Mark will be meeting with Elizabeth Smith of Fanas Architecture this week to discuss the mock-up designs that Karen's son, Kyle Colman, generously put together. Smith will advise on next steps and the most cost-efficient way to move forward, which will involve a lot of background diligence before producing any actual renderings. Before presenting anything to the community, there is a lot of legwork that will be done to ensure that anything presented is feasible and associated with a reasonably accurate price.
- Tracy will make sure that Mark has Mac McGowan's contact info so that he can reach out regarding the committee's work.

MEMBERSHIP:

- A total of 394 homeowners have paid some amount towards their 2022 assessment; Sue will follow up with the remaining 7 homeowners.

NEWSLETTER: *Next deadline is April 22nd*

WEBSITE: *No update*

HOMEOWNER CONCERNS:

- Karen Colman noted that she was unhappy with the expenditure of legal fees in connection with the most recent election. She felt that involvement of counsel was an unnecessary expense solely associated with the concerns of one homeowner, which do not reflect the broader community's stance. She also noted that previous elections have been conducted successfully and transparently without legal intervention. Chris noted that he had also heard from a couple of homeowners who were similarly upset about legal expenses and advocated for transparency with respect to legal fees associated with the election. Shannon will consult with legal counsel to determine if and how the Board can disclose itemized legal fees associated with the election without complicating ongoing legal issues.

OLD BUSINESS:

- **Holly Entry Sign:** Bob has obtained one bid to reinforce the Holly entry sign (which is sinking at one corner) with a helical pier. Tracy has reached out to another company for a second bid.
- **Basketball Hoop:** The basketball hoop in the lower parking lot has been repaired. The process required excavation of the existing footing and pouring of a new footing. The hoop has been fixed so that it can no longer be adjusted, as the lowering of the hoop allowed kids to hang off of it which led to the need for repair. *** *Neighbors are reminded that no one should hang off of any part of the basketball hoop* ***
- **Dumpster Day:** Dumpster Day will take place on May 7th, starting at 8AM (assuming the dumpster is delivered by then). *We are looking for volunteers to supervise – please email Sue Baker (manager@hfii.org) if you are willing to help.*
- **Ballots:** Shannon will consult with Elina to determine when we can get rid of the 2021 ballots and how Altitude intends to get us the 2022 ballots.
- **Legal Fees:** Sue noted that we received a bill from Altitude Law for a total of \$3,400, part of which is attributable to the 2022 Board election.

NEW BUSINESS:

- **Aggressive Animals:** Tracy noted that the Board has received several complaints about an aggressive animal in the neighborhood. Neighbors are reminded that, in addition to notifying the Board, they should contact Animal Services, which records incidents so that they can track aggressive animals and intervene if necessary.

ADJOURNMENT: Tracy motioned to adjourn and Chris seconded; the meeting was adjourned at 7:55PM. The next regular meeting will be May 16th at 7:00 PM. (*We are hopeful that we can meet in-person at the pool, weather permitting*)