

**HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II**  
**Board of Directors Meeting**  
**March 28, 2022**

March 28, 2022 BOARD ACTIONS:

- The Board announced newly elected Board members and respective officer positions: Tracy Rutz – President; Tim Shea - Vice-President; Kay Wilms – Secretary; Chris Brooks – Treasurer; and Shannon Geonetta-Member-at-Large.

The regular board meeting was called to order by Sam Ysusi at 7:02 P.M. on Monday, March 28, 2022. Members of the Board present included outgoing members Sam Ysusi and Dori Yaworski and current members Chris Brooks, Shannon Geonetta, Tracy Rutz, Tim Shea. Also present were Sue Baker, Al Baker, Karen Colman, Courtney Pasque, Mary Bouveron, Tricia Tichota, Jon Adams, Margaret Danuser, Jennifer Bird, Crystal Novinger, J.J. Heim, Bob Howey, Matt Mundy, Tiffany Martin.

**ELECTION COMMENTARY:** At the outset of the meeting, Shannon made a statement regarding the recently concluded election, expressing disappointment about the hostile tone of several campaign communications. Specifically, she stated that the disparaging remarks regarding members of our community who had served the neighborhood for several years were inappropriate and contrary to the spirit of our HFII community. Members are reminded that the Board and committee positions are volunteer positions filled by neighbors who are dedicated to HFII. As always, the Board welcomes questions and comments from the community and can be reached at [hoa-board@hfii.org](mailto:hoa-board@hfii.org).

*\*\* A huge thank you to Sam Ysusi and Dori Yaworski for their years of service on the HOA Board. We are so grateful for all of their time and hard work and they will be sorely missed! \*\**

**ANNOUNCEMENT OF OFFICERS:** Sam introduced Tracy as the President, Tim as the Vice-President, Kay Wilms as the Secretary, Chris Brooks as the Treasurer, and Shannon as the Member-at-Large.

**APPROVAL OF MINUTES:** Tracy made a motion to approve the minutes of the February 22, 2022 meeting; Tim seconded and the motion passed. Tracy made a motion to approve the minutes of the Annual Meeting which took place on March 8, 2022; Tim seconded and the motion passed.

**COMMITTEE REPORTS:**

**LANDSCAPE:** [Bob Howey]

- Bob has contracted with Wow 1 Day Painting to stain the perimeter fence; he is consulting with the contractor to see if they can mix the transparent stain with the solid stain in order to more closely match the current color. Design Review will also weigh in on the color choice. As of now, 36 fence rails have been replaced.
- Bob requested more Board support for the irrigation project. Chris and Tim will reach out to Bob to work together on moving this project forward. Bob indicated that materials prices continue to rise and suggested securing our materials sooner rather than later even if we're not ready to start the project until the fall. Bob believes that the contractor may be able to store any materials until they're ready to use them.
- Bob completed some rock work around the lower tennis courts and repaired a trash can lid in the same area.
- Bob will be looking for volunteers to help spread mulch in the entry beds in early May. Crystal Novinger volunteered Alan; Tim and Shannon will also assist. *\*An email will be sent to the neighborhood seeking volunteers in early May.\**

*\*\* A huge thank you to Bob who is always shoveling or cleaning up leaves in the neighborhood and works tirelessly to keep our neighborhood beautiful.\*\**

POOL: [Karen and Matt Mundy]

- Matt indicated that the pool pump has been rebuilt for a total of \$1,800; in order to ensure that the pump doesn't burn out again, the electrical panel needs to be redone so Matt will engage an electrician to look at the panel and provide a quote. Chris will reach out to an electrician he's used to seek a quote as well.
- Matt indicated that the wader pool filter, a cartridge filter, was filled with sand caused an improper amount of pressure. Since the current cartridge filter was very tight, Matt is considering switching to a smaller sand filter or a slimmer cartridge filter; he will pull prices for both to determine which is best.
- Matt has been hiring guards for the summer; Reece and Denise will return.
- Matt requested that the board double-check the party policy and confirm the number of attendees and the after-party policies. Karen noted that there are not many days of the week on which parties can take place.
- The pool will be opened the 2<sup>nd</sup> week of May for swim team practices and swim team reps can reach out to Matt with any questions. The pool will open to the neighborhood on May 28<sup>th</sup>.
- Sally Panis asked when tennis players could start using the keys for the bathrooms; Matt indicated that the water would be turned on by the 2<sup>nd</sup> week of May and possibly the week before.

TENNIS: [Dori/Sally]

- The tennis committee still needs a new chair person. Dori has graciously offered to get everything ready for this season, but the committee will still need a long-term head, preferably someone from the tennis team who is not a captain.
- Dori has been working on getting new tennis nets for the upper courts. She is also looking into new benches. She will also assess the windscreens, as one may need to be replaced. Pete and Eric (Johnson) have offered to help resecure the windscreens.
- Sally offered an update on the potential for pickleball courts. USTA has updated its guidelines to allow for players to play on "unapproved" courts if all players agree. However, there must be a minimum amount of USTA-approved courts (without pickleball lines) available at the start of match time. Tracy has talked to two different neighborhoods that put temporary pickleball lines on their courts and both neighborhoods indicated that the lines damaged their courts permanently. Tricia Tichota suggested that pickleball lines could be drawn in the parking lot; there was support for this idea and Dori will look into painting lines on the upper parking lot.
- There have been issues with kids damaging the panel currently in place to prevent people from entering the tennis courts without a key. Dori and Sally will look into using a stronger piece of metal that doesn't bend.

SOCIAL: [Tricia]

- The next social event is the Easter Egg Hunt on April 9<sup>th</sup>, organized by Lindsay Kirchausen.
- After the egg hunt, the next event is the Memorial Day pool party, most of which the swim team is organizing.
- *Tricia and Beth are still looking for someone to manage the 4<sup>th</sup> of July pool party. Anyone interested should reach out to the Board or directly to Tricia and Beth.*

***\*\* 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 \*\****

DESIGN REVIEW:

- Next round of walk-throughs will take place this spring or early summer so that work can take place over the summer.
- Please send concerns via email to Design Review ( [design-review@hfii.org](mailto:design-review@hfii.org) )

***Two important reminders to homeowners: 1) cars that are not registered and/or not working should not be left on the street; 2) residents are not permitted to keep agricultural animals on their property.***

CLUBHOUSE:

*No update*

MEMBERSHIP: [Sue Baker]

- 384 homeowners have either paid in full or made payments towards their assessments.
- At this time, 3 homes are set to close and another house was listed today.

NEWSLETTER: *next deadline is April 22<sup>nd</sup>*

*No update*

WEBSITE:

*No update*

HOMEOWNER QUESTIONS AND CONCERS:

- J.J. Heim indicated that the foundation for the sign at the entrance off of Holly is starting to sink and has fallen 2-3 inches over the past 2-3 years on the west edge. He suggested that we may want to get a bid from a structural engineer on repair or a helical pier, which will probably cost in the range of \$3-8K. Once the foundation sinks past a point the bricks will most likely fall apart which will cost much more to repair

OLD BUSINESS:

*None*

NEW BUSINESS:

- **Dumpster Day:** The Board will consult with Bob to find a Saturday in May that works for Dumpster Day. Jennifer Bird offered to help organize if the last weekend in April worked.

ADJOURNMENT: Chris motioned to adjourn the meeting at 8:00 PM. Tracy seconded and the motion passed without dissent. The next regular meeting will be April 18<sup>th</sup> at 7:00 PM.

### COMMUNITY ANNOUNCEMENTS

- 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.
- **Two important reminders to homeowners: 1) cars that are not registered and/or not working should not be left on the street; 2) residents are not permitted to keep agricultural animals on their property.**