

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II

Board of Directors Meeting May 16, 2022

The regular board meeting was called to order by Tracy Rutz at 7:03 P.M. on Monday, May 16, 2022. Members of the Board present included Tracy Rutz, Chris Brooks, Shannon Geonetta, Kay Wilms. Committee Chairs present included; Karen Coleman, Bob Howey, Jim Zadovorny, Sue Baker. Homeowners present included; Peter Sgier, Jennifer Bird. Guest included: Matt Mundy, MPM Recreation.

April 18, 2022 – Tracy made a motion to approve the minutes of the April 18, 2022 meeting; Chris seconded the motion passed.

COMMITTEE REPORTS

Landscape: Bob Howey

- Fence staining completed to satisfaction. The fence looks refreshed and will be better protected from the elements. **Thank you to Bob Howey for monitoring the project.**
- Mulching in beds has started. Thank you to Allen Novinger who has been dropping off mulch in the common areas.
- Green Hills Landscape is off to a good start for the season, following up with irrigation in dry spots. Ken Atkinson Memorial tree is not doing well, Bob will contact Jeanne to determine next steps
- Chris, Tim and Bob met with LandTech to further discuss the irrigation system. They have asked LandTech to provide an updated estimate of the project with phasing of main green belt as first priority followed by Monaco, Holly, and two smaller greenbelts. Due diligence is still taking place and we are value engineering the project and no final design has been approved. The goal of the committee will be to verify pricing and scope for a phased project, but to have the project begin this fall. We have also received an offer of help from a neighbor and welcome those interested in providing their feedback or being involved in the planning, please contact Chris, Bob, Tim or the Board for additional information on how to be involved.

Social: Shannon via Tricia's email update

- Thank you to Diane Vartuli for managing our new neighbor baskets.
- 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.
- Food Trucks will be the first Thursday of the month.
- The Father's Day Ice Cream social will be June 19th, look for details in the June barnstormer.
- Keep an eye out for info on ways to help volunteer for the 4th of July pancake breakfast.
- Please let us know if you would like to help with the pool party for the 4th of July. If we don't have anyone volunteer there won't be any pool games for the kiddos in the afternoon.

Pool: Karen Coleman

- Matt Mundy from MPM was in attendance and reported the pool is up and running, heated, chemicals, new pump, new baby pool filter, the electrical is working, no new electrical board needed, minor adjustments only. Matt recommends a variable speed pump (start/stop) in the next couple years.
- Karen ordered a few table tops and tables, family info sheets are available, sign in sheets will be used this summer, cameras being checked and up and running, pool will be under surveillance all summer.
- Pool Committee is taking steps to publish a policy around a sufficient and safe lifeguard/swimmer ratio with the help of MPM. As a reminder to homeowners, any gathering/party at the pool involving more than 10 swimmers should be scheduled through MPM prior to the event. Based on the number of

attendees/swimmers, costs may be incurred to maintain a safe coverage ratio of lifeguards/swimmers. Failure to register an event may result in your group being turned away from the pool. A process to register additional swimmers and cost will be recommended by the pool committee at the June board meeting.

HUGE Shout Out to Karen and the Pool Committee for their hard work in getting the pool ready for summer 2022. It looks great and everyone should enjoy a wonderful summer at the pool!

Tennis : Tracy via Dori's email update

- With these recent very high winds, it has been a huge challenge to keep the windscreens up. Thank you to Tracy & Jeff Rutz, Chris Brooks, and Geoff Yaworski for helping get all of the screens fixed after these recent storms.
- We will need the USTA teams to make sure they swing by the courts early in the day to ensure the screens are ok for their matches. If not, they will need to bring down a ladder and fix them. Extra zip ties are in the cabinets on each of the courts.
- Renner will be here before the end of May to fix the chips and cracks on the upper and lower courts. The chips in the brand-new upper courts appear to be from a shovel or something other than a regular use of the courts. We need to ensure that no one uses the courts for riding scooters, hockey, or anything other than tennis as the surface is fragile.
- Two replacement squeegee rollers and three new brooms have been purchased and are at the courts.
- Two new benches have been purchased and should be arriving any day. Dori will be reaching out to the community to have a couple of people assemble them. They will put one on the upper courts and one on the lower courts. The plan is to purchase two additional benches next year.
- Dori will be reaching out to a few individuals in the neighborhood to see if they would be interested in taking over the tennis liaison to the HOA role. So far no one has expressed interest.
- Thank you to everyone for continued ongoing maintenance and cleaning of the courts. We have extremely high usage and it will be prime season in the next couple of weeks. If you see something, please take care of it. If it is something major, contact Dori Yaworski 720-971-9500

Design Review: Jim Zadvorny

- Committee is caught up with homeowner requests.
- Committee will continue walk throughs and identify glaring concerns and follow up with a letter requesting immediate action.
- Two houses in the neighborhood are of great concern. Board will be looking into liens for those homeowners not complying with requests for actions.
- With warmer weather, please turn on your sprinklers and fertilize yards, trim landscaping and prepare lawns for summer.
- The design review committee will notify the City of Centennial to review the neighborhood for trash cans visible from the street. This request will take place in the coming weeks, so please take the time to make sure your trash cans are not visible from the street. The design review committee and the Board are not involved in any tickets or fines issued by the city.

Membership: Sue Baker

- Three homeowners have not made any payments toward their 2022 dues assessment. Sue will be sending a final payment letter and the Board will look into filing a lien if no response or good faith effort is made to pay the assessment.
- Five home closings this year, two pending.
- 386 homeowners have paid 2022 dues assessment in full. 12 homeowners have made partial payments, three have made no payment.

Clubhouse: Mark Gotto

- Mark has spoken with an architect about three renderings to present to the homeowners. Waiting on contract and pricing from architect to begin architectural renderings. Architectural renderings will be required for survey, soil test, and construction bids to accurately price this project before moving forward.

Newsletter: Michelle Johnson – next deadline is May 27

Website: Crystal Novinger – No update

CenCon: Open Position

- A reminder to homeowners that an HFII representative for CenCon is still needed. Please reach out to the Board for additional information and if you are interested in serving in this role.
- The Board has received a proxy vote form for the pending elections for the CenCon Board of Directors. The proxy is due by May 22. The Board will discuss the vote for new officers and notify homeowners at the June meeting with any response to the proxy.

Homeowner concerns:

- Peter expressed concern about legal fees incurred by the election and previous and ongoing requests from a homeowner. Jennifer also asked for further transparency regarding legal fees and requests for documents from a homeowner. Shannon will consult with legal counsel to determine how the Board can be more transparent with regard to legal fees without complicating ongoing legal issues.

Old Business –

- Holly Entry Sign – Foundation Remediation – Further investigation is being done. Board is open to suggestions on companies that might have this scope of work.
- Management Company update – Process is ongoing. Kay and Shannon will help Tim reach out to various companies for a request for proposal. Once we've received the RFPs they will be reviewed and interviews set up. Sue and Karen offered to help with review and interviews. The Board will continue to keep the homeowners apprised of the status on contracting with a management company.
- Final cost of the Annual Meeting and election was \$6200 which included legal fees, mailing, printing, technology. Last year the total cost for the Annual Meeting and elections was \$5200. Due to Covid restrictions, 2021 and 2022 elections were held by mailed ballot which had previously not been done before, therefore incurring more cost. The plan is to conduct the Annual Meeting and elections in person for 2023.
- **Dumpster Day SUCCESS!!– 55 homeowners took advantage of two dumpsters at the tennis courts. Huge shout out to Sue Baker for organizing. Thank you to Eric Johnson, Jennifer Bird, Allen Novinger and his son, and Andy Jagger for helping.**
- **THANK YOU to Eric Johnson for all his time and talent in organizing the neighborhood Garage Sale on May 12, 13!**

New Business: None.

Adjournment: Chris moved to adjourn the meeting and Shannon seconded. The motion was approved. Tracy adjourned the meeting at 8:45pm

The next meeting June 20, 2022 at 7:00 PM.