

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

July 17, 2022 BOARD ACTION:

In the interest of moving projects forward the Board has agreed to vote via email on the five following items. All of the below has been discussed over the course of at least the twelve prior Board meetings, giving the community ample opportunity for input. Additionally, the Board has taken into consideration the input and recommendations of the committees appointed to lead projects listed below. The results of all votes conducted by the Board were approved unanimously.

The Board voted unanimously to approve moving forward with LandTech on Phase I of the irrigation system.

The Board voted unanimously to approve DBC Irrigation to purchase three controllers at a significant cost savings.

The Board voted unanimously to approve Smith Irrigation to oversee the construction through completion phase I and that all designs have been properly observed.

The Board voted unanimously to approve Bob Howey as Owners Rep through the completion of the project.

The Board voted unanimously to move forward with Fanas Architectural Drawings to create clubhouse renderings.

The regular board meeting was called to order by Tracy Rutz at 7:00 P.M. on Monday, July 18, 2022. Members of the Board present include, Shannon Geonetta, Kay Wilms. Committee Chairs present included; Bob Howey, Karen Colman, Sue Baker. Homeowners present included; Peter Sgier, Heidi Gurley, Tyler Martin, Chad Warner, Cathy Hillbrand, Phil Ray arrived at 7:10pm, Richard Maxwell arrived at 7:30pm, Jeff Gurley arrived at 7:40pm.

Approval of May 16, 2022 and June 20, 2022 minutes will be formally approved by the board via email.

COMMITTEE REPORTS

Landscape: Bob Howey

- The May snow storm recovery continues with tree trimming. Green Hills Landscape has completed their clean-up and a tree company will be contracted for the remainder of the cleanup.
- Ken Atkinson Memorial tree was moved and replanted. The plaque has also been moved. The association paid for the tree and Bob graciously purchased and planted the new tree.
- The board has unanimously voted to move forward with LandTech to complete Phase I of the irrigation system as noted in Board Actions. Bob looked into rebates through Denver Water which may yield a \$6000 rebate. Bob also reached out the City of Centennial, but we have missed the deadline for submission. Bob submitted anyway in hopes that all the money was not spent. This may yield up to \$10,000 should any monies still be available.
- Green Hills Landscape has been reviewing dry spots in the common spaces and it was determined that valves have been turned off, sprinkler heads redirected and electrical lines disconnected. ***Please be mindful of our common area spaces and do not alter sprinkler heads, any damage to our common area spaces results in increased repair costs.*** If you have questions about the sprinklers, please contact the board.
- It was reported that there was damage to the west side of the entrance on Jersey and Dry Creek. Bob reviewed the situation with the city and Hillcrest. It was determined that HFII and Hillcrest will split the repair cost. Work should be done within the next two weeks.

- Bob will reach out to Green Hills Landscape regarding concern about not manually weeding and edging the areas around Jamison Circle.

Social: Sue Baker via Tricia's update

- Thank you so much to Margrete Brooks for planning and hosting such a wonderful 4th of July. A fabulous time was had by all. We also really appreciate the wonderful ice cream social at the pool for Father's Day, thank you Erika Troyer and Maria Shea for their time and efforts making the dads feel oh so special!
- Our next event is the adult party August 13th. Thank you so much to Melissa Cameron, Sarah Hunter, Haley Wilkes, Sarah Sullivan and Natalie Farrell for planning this great neighborhood get together.
- Next up will be the Labor Day Party and Fall Festival, date TBD

Pool: Karen Colman

- Storage for pool cover and chemicals continues to be investigated. The Pool Committee is recommending looking into another shed to house the pool cover and chemicals for summer 2023. Need to look at this as a possible budget item for 2023.
- Need a larger camera monitor to view security footage at the pool. Estimated at \$200 for monitor. Karen will continue to review. The cameras will also be re-aimed for better viewing.
- Front gate code will be changed in the next week as swim team is finished for the season.
- New lights have been replaced around pool.
- Complaints by homeowners of pool being dirty. Need to look into vacuum system and meet with Harold and Matt to determine best process and viability of vacuum. Karen recommends a portable vacuum system added to budget which would be easy to use on a daily basis. Portable vacuum pricing is \$1700.00 Committee is recommending this purchase.
- Karen is reviewing the pool supplies for the remainder of the season. We have enough supplies to maintain this summer.
- Need another umbrella stand.
- Next pool committee meeting is July 26.

Tennis: Tracy via Dori update

- Dori is still looking for someone to take over the role as tennis liaison and chair.
- Renner to repair asphalt on the lower court.

Design Review: Jim Zadvorny - No update

Membership: Sue Baker

- One homeowner has not made any payments toward their 2022 dues assessment. A letter was sent to the homeowner indicating that a lien on their property for the annual assessment will be filed.
- Three homeowners are still making payments of their dues assessment.
- Eight houses have closed, and one sale pending.

Clubhouse: Mark Gotto

- The Board has unanimously voted to move forward with Fanas Architecture to create three renderings for the clubhouse renovation.

Newsletter: Michelle Johnson – next deadline is July 29

Website: Crystal Novinger – No update

CenCon: No Report

Homeowner Concerns:

- Phil Ray expressed a safety concern at the corner of South Krameria St. and East Long Circle North. There is homeowner construction on that corner and a resident van is parked on Long Circle making it very difficult for cars to drive on the circle. It was requested that the owner of the van park in the driveway to allow for two lanes and encourage safety around that corner

- A question arose as to the timing of the Barnstormer distribution. The Barnstormer submissions due date is determined to meet printing deadlines for distribution the first weekend of the month. It was asked if the Barnstormer could be posted on the website, but due to a non-secured website, it was recommended that a password protected website would be available through the new management company and the Barnstormer would be posted at that time. Sue will reach out to area printers to update print pricing quotes for the 2023 budget.
- Several homeowners asked about an update on playing pickleball on the existing tennis courts and what needs to be done to meet the needs of this homeowner request. Heidi Gurley and Tyler Martin submitted a proposal prior to the meeting, however due to two absent board members, this discussion was tabled until the August board meeting. A robust conversation will be welcome at the August board meeting. The board is working to strategize on how best to facilitate the conversation around meeting both tennis and pickleball needs for use of the existing courts.

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. This will continue to be reviewed this fall.
- Management Company update – Process is ongoing. Kay has created a Request for Proposal (RFP) to be sent to several management companies. Once we've received the RFPs, interviews will be set up. Sue, Karen, Bob and Tracy offered to help with review and interviews. The timeline to have a new management company in place is mid-November.

New Business

- All homeowners and guests need to be respectful and take note of the 10:30pm noise restriction in all the common areas around the tennis courts, greenbelts, and pool area. Noise complaints have increased and we all need to be considerate of those that live near these areas. The Arapahoe County Sheriff's office will handle any noise complaints
- This is a reminder to be courteous to Waste Management and Dennis. Containers/totes should be used and placed in the street for easy access. Please move cars off the street on trash pick-up days to make it easier for the trucks to maneuver. Spread out totes so the loading arm on the truck can easily access the containers. Please be mindful that trash cans should not be placed in the street prior to 5:00pm on Sunday or prior to 5:00pm the day before trash pick-up.
- The board needs to sign the engagement letter for the audit firm in the next couple months. The board is reviewing and will sign at a later date.

Adjournment: Kay moved to adjourn the meeting and Shannon seconded. The motion was approved. Tracy adjourned the meeting at 8:22pm

The next meeting August 15, 2022 at 7:00 PM. Meeting will take place at HFII pool.