

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II

Board of Directors Meeting

Board Minutes Draft 2

August 15, 2022

The regular board meeting was called to order by Tracy Rutz at 7:05 P.M. on Monday, August 15, 2022. Members of the Board present on the Zoom call included, Tracy Rutz, Tim Shea, Chris Brooks, Shannon Geonetta, Kay Wilms. Committee Chairs present included; Bob Howey, Sue Baker, Sandi Stephenson. Homeowners present via Zoom call included; Dale Knipp, Heidi Gurley, Tyler Martin, Chad Warner, Kathy Harrison, Randy Circle, Ann Dixson, Gary Dixson, Dale Mitiska, Laura Moche, Gary Thompson, Jane Tryggestad.

APPROVAL OF MINUTES: Shannon moved to approve the May 16, 2022 minutes. Chris seconded the motion, motion passed. Tim moved to approve the June 20, 2022 minutes. Shannon seconded the motion, motion passed. Shannon moved to approve the July 18, 2022 minutes. Chris seconded the motion, motion passed.

COMMITTEE REPORTS

Landscape: Bob Howey (Bob left meeting following report)

- Bob dialed back the water on greenbelts and common areas about 10% last week.
- A few holes outside the pool area have been filled.
- Green Hills Landscape working on weeds in a few beds.
- Heavy rain resulted in a fallen tree limb just south of Kettle off the greenbelt. Pruning needs to be done and companies are backed up, but will be scheduled for fall cleanup.
- Bob is moving the irrigation project forward. Work will start late fall and with a scheduled completion date of spring for main greenbelts, common areas, and main entrances.
- Repair at Dry Creek and Jersey has been completed.

Social: Shannon via Tricia's update

- Adult party on Saturday and was a huge success. *Thank you to the hardworking committee: Melissa Cameron, Sarah Hunter, Natalie Farrell, Haley Wilkes*
- Next event is Labor Day celebration at the HFII pool on September 5th 12-2pm.
- Committee applied and received a grant from the city for the Fall Festival. Haley Wilkes will be organizing.

Pool: Karen Colman: Tracy via Karen's update

- Karen ordered new portable vacuum for pool.
- Replaced pool outdoor lights and pool light.
- 50 amp breaker has been installed due to heater turning off. \$700 was spent and not approved until after work was complete. Need to address the contract next year about pre approval of repairs.
- Karen and Matt talked about continuing with MPM next year.
- Water that fills up baby pool was left on overnight and over flowed.
- Resident is still putting trash in pool garbage cans. Karen is going to send out a letter, and talk with neighbor. Need another reminder in Barnstormer about this issue.
- Still looking at storage box or shed for pool cover. Will investigate over the winter. The cover was put into the shower for storage this summer.
- Karen has brought down treats and snacks every few weeks for the guards with a note of appreciation.

Tennis: Sandi Stephenson

- Sandi Stephenson has agreed to be the Chair for the Tennis Committee effective August 1, 2022.
- Upper court lock is still not working correctly. Sandi to look into better long term solution.
- Chris Brooks is the board member and liaison to Sandi and Tennis Committee.

Design Review: Jim Zadvorny -No Update**Membership: Sue Baker**

- One homeowner has not made any payments toward their 2022 dues assessment. Shannon is working with Altitude to ensure collection of 2022 assessment. No update as of this meeting
- Three homeowners are still making payments of their dues assessment.
- Eight houses have closed, and one sale pending.
- Sue to resend the audit engagement letter. Chris will review and recommend the board sign the engagement letter. Same audit company as previous years.

Clubhouse: Tracy via Mark's Update

- The Fanas contract is signed.
- Fanas can begin drafting renderings in three weeks
- Mark is going to setup joint call with Kay and Chris to go over the timeline.
- Mark would like to set up a timeline working backwards of when any renovation might be ready. No decision on the clubhouse will be made without homeowner review of renderings and open discussion.

Newsletter: Michelle Johnson – next deadline is August 26

Website: Crystal Novinger – No update

CenCon: No Report

Homeowner concerns :

- A resident shared concern that he could not shower after swimming at the pool. The Pool Committee is looking into storage for the pool cover so showers will be available next pool season.

Old Business

- Sue looked into switching printers for the Barnstormer. Cottrell Printing has provided a competitive bid. Board will review proposal and make a recommendation.
- Management Company update – Process is ongoing. Kay has been reaching out to potential management companies. Goal is to have new company in place by end of year.
- **Pickleball:** The pickleball conversation began with Tyler and Heidi sharing a power point presentation about the benefits of pickleball and why it would be an additional amenity for HFII. The full power point presentation will be available via the website when minutes are posted. As a recap; pickleball is the fastest growing sport, an added amenity to the neighborhood, there is a growing list of neighbors in HFII actively playing pickleball, recommended permanent contrasting color lines on lower court one whereby two pickleball courts could be lined on one tennis court. Permanent lines would run about \$1000, mobile or portable nets are recommended. Tyler addressed noise concerns saying there are noise reduction applications similar to windscreens that can be hung and balls and paddles are being made to help mitigate noise generated. Junior tennis lines were brought up, however the lines are too different from pickleball lines to use the Junior lines already on the courts.

Sandi presented a report regarding pickleball from the tennis committee. This report will also be found on the website once minutes from the meeting are posted. Tennis has a robust following in HFII with over 300 adult league players and over 70 junior league players. USTA is the common league for adults in HFII and USTA states that visiting teams do not have to play on courts with pickleball lines, thereby the lined pickleball court would not qualify for league matches. Currently leagues that have five teams need to find the fifth court in another neighbor which is difficult, having to find another additional court would be problematic. There is also concern regarding the noise level created by pickleball. It was discussed that if USTA changes their rules by allowing sanctioned league play on pickleball lined tennis courts, the tennis committee would be more supportive of pickleball lines as discussed by Tyler and Heidi.

Dale Mitiska asked if HFII generates any revenue from tennis league play or coaches that use the courts to teach lessons. No revenue is currently generated from tennis league play or coaches that teach lessons. It was noted that USTA leagues and Junior tennis leagues are primarily HFII residents.

Tim thanked everyone for their very thoughtful and purposeful presentations. A great deal was learned during the meeting and much appreciation for all the facts brought forth. This will be a difficult decision as pro and cons will be taken under serious consideration when making a change to an existing amenity in the neighborhood. A specific timeline has not been established as much work needs to be done to make a decision that is best and supports the betterment of the community.

- **Common Area Noise:** -Dale Mitiska weighed in that he had been talking with Chris Brooks about various noise levels in the neighborhood as Dale lives on the corner of Long Circle and Kettle. While pickleball noise is a concern, Dale understands the growing popularity of the sport. He said there continues to be late night gatherings at the tennis courts and basketball courts after 10:30pm. Dale would recommend that lower court two be lined for pickleball as it's more interior and hopefully less noisy. Dale also commented that he feels there are those from outside HFII that are creating excessive noise after 10:30pm. Dale was told to call a board member or call the non-emergency Arapahoe County sheriff line to help address noisy gatherings after 1030 pm. More signs need to be posted at basketball and tennis courts and any other public areas where noise from events needs to end at 10:30pm. Due to the location of Dale's home, he often hears loud coaches, music and explicit foul language on the tennis and basketball courts during the day.

Adjournment: Shannon moved to adjourn the meeting and Chris seconded. Motion was approved. Tracy adjourned the meeting at 8:31pm.

The next meeting September 19, 2022 at 7:00 PM. Meeting location will be determined and emailed to homeowners prior to the meeting.