

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II

Board of Directors Meeting

Board Minutes

September 19, 2022

The regular board meeting was called to order by Tracy Rutz at 7:02 P.M. on Monday, September 19, 2022. Members of the Board present on the Zoom call included, Tracy Rutz, Tim Shea (arrived at 7:30pm), Chris Brooks, Shannon Geonetta, Kay Wilms. Committee Chairs present included; Sue Baker, Karen Colman, Sandi Stephenson. Homeowners present via Zoom call included; Heidi Gurley, Tiffany Martin, Chris Lam, Tina Quadhamer, Lindsay and Jeremy Van Dusseldorp.

APPROVAL OF MINTUTES: Shannon moved to approve the August 15, 2022 minutes. Chris seconded the motion, motion passed.

COMMITTEE REPORTS

Landscape: Tracy via Bob's update

- Bob has asked Green Hills to spray the weeds in the lawn inside the pool area - now is the best time to treat these due to pool use earlier in the year.
- Bob has received bids for the tree work...N&D will be doing the work, but they are backlogged, so it will be December or January until they can perform the work. The other company, Richis, was about 30-40% higher.
- The irrigation project is scheduled to start 12/1 and run through the winter, weather permitting. Bob will be ordering the irrigation controllers soon.
- Bob will act as Project Manager for the irrigation project and will create a Project Information sheet for the new irrigation system work to provide all HFII homeowners...what to expect and why: the need and benefits.
- Bob is working with Arapahoe county on a rebate for the irrigation system components as available to us.

Social: Shannon via Tricia's update

- The Social Committee will be hosting a happy hour for anyone interested in volunteering or learning more about events in the neighborhood on October 11th at Tricia's house. Details will be sent to existing members and volunteers and will be posted on Facebook for anyone interested in getting involved.
- Thank you very much to Meghan Pomeroy for managing a successful food truck season for our neighborhood.

- Thank you to Kelly Harris and Courtney Pasque for planning and hosting a darling Labor Day Pool party.
- Thank you to Diane Vartuli for being our HFII welcome committee and for delivering such thoughtful welcome baskets to new homeowners.
- The Fall Festival is October 9th, from 12-2pm. Please see additional details in the Barnstormer and Facebook. Thank you to Sarah Sullivan, Haley Wilkes, and Sarah Hunter for planning this event.
- The Christmas Eve Sleigh ride is December 24 this year from 4:30-8:30pm. The time has been adjusted to 1/2 hour earlier based on requests and feedback from last year. We will use the same company as last year. Thank you Pat Panzarino for planning again this year.

Pool: Karen Colman:

- The pool perimeter fence needs to be repaired, Karen is trying to find a welder, reached out to MPM. Englewood Lock is a possibility. Pool Committee will be looking into a bid for a new fence surrounding the pool.
If anyone in the neighborhood has welding experience or can recommend a welder, please reach out to Karen or the Board
- Karen had conversations with MPM and it appears they want to return for pool management for the 2023 season. No contract has been signed.
- Pool is locked up for the season and water will be turned off October 12.
- Pool Committee will be working on storage solutions for the pool cover over this winter.
- Ordered another garbage can from Waste Management for the pool.
- Baby pool pump is not working. Need to check motor.
- Cancelled vacuum as it was on backorder. Will order for next summer.
- Pool Committee will meet with Swim Team parent reps for dates and times that the pool will be ready for other use.
- Volunteers are needed to plant and oversee the flower pots and planters within in the pool area next summer. Contact Karen if interested.
- There are two sawhorses and a piece of wood that have been at the top parking lot since Labor Day. Will be put in trash if not claimed within the week.
- *Tracy extended a heartfelt thank you to Karen and Pool Committee for a great season!*

Tennis: Sandi Stephenson

- Sandi will meet with Renner to fix a couple areas of the upper and lower courts.
- Thanks to Gary Thompson, Bruce Miller and Max for their work on the windscreens.
- Sue will have windscreens removed in October.
- Thank you to Victor Harrison for all his help in cleaning up the tennis courts.
- League play has finished for the season.
- Reminder to the community that zip-ties are stored at the courts for any windscreen repairs needed. Please feel free to lend a hand!

Design Review: Tracy via Jim update

- If you have any dead trees, Design Review will be sending letters by the end of September.
- Reminder that with new totes from Waste Management, trash cans cannot be visible from the street or neighbors backyard or entertainment area.
- If you have an apple tree, please pick up any apples that fall on sidewalks or greenbelts. The fruit may attract rodents, wasps, etc.

Membership: Sue Baker

- Three homeowners are still making payments for annual assessments. One homeowner has not paid anything and the Board is working on a lien.
- Nine homes have closed, two are pending sales, and two for sale.
- Sue is working on the 2023 budget and will send to the board for review during October.

Clubhouse: Chris via Mark update

- Fanas Architecture will begin working on the renderings to have ready for board review by end of January 2023. Board will determine how best to circulate and present renderings to the community by the annual meeting. No decision on the clubhouse will be made without homeowner review of renderings and open discussion at future board meetings.
- Fanas has sent RFPs for soil samples and surveys. Waiting on responses. No money has been spent on these items. Only gathering quotes.

Newsletter: Michelle Johnson – next deadline is Sept 23

Website: Crystal Novinger – No update

CenCon: No Report

Homeowner concerns :

Pickleball: Several homeowners that live along South Jasmine Way and East Kettle Avenue expressed concern over noise that allowing pickleball on courts 1 and 2 would create. The lower courts are within 35' of homes and within 10' of some homes exterior fences. As more people are working from home, noise from the tennis courts is an issue.

The question was raised as to who has the authority to make a decision regarding allowing pickleball on the existing tennis courts. Shannon and Tim explained that the governing documents charge the Board with upkeep and modifying of the amenities within the neighborhood and therefore approval for expanded use.

The Board has been very purposeful with conversations surrounding community requests for pickleball. The Board is very open to homeowner discussion and has appreciated all

those that have expressed comments and concerns around this topic. Research has been done to find out how other neighborhoods are accommodating pickleball to determine what USTA will allow if any damage to tennis courts has occurred by using tape for pickleball lines, to determine the noise implications and to determine what the budget numbers would need to be as no money has been allocated in the 2022 budget for pickleball.

In weighing all the information, homeowner discussion and budget constraints, at this time no permanent pickleball lines will be drawn on existing courts. The Board has discussed creating a joint pickleball and tennis committee that would work together to determine specific days and times that pickleball would be allowed on existing tennis courts on a trial basis. Noise would be a major factor in determining which court would be allowed for pickleball play and permitted times of day that pickleball would be allowed. Pickleball players would need to use the junior tennis lines and frog tape would be allowed for a kitchen line and need to be removed immediately following play. The online reservation system would need to be utilized for pickleball play. The group would need to determine how to monitor times and avoid excessive noise from playing during unauthorized times. The Board is open to further ideas and discussion. If any homeowners are interested in serving on a joint pickleball and tennis committee, please contact the Board.

Old Business

Kay provided an update on the management company search; 15 companies have been contacted and RFPs sent, 8 have responded they will be submitting proposals and quotes, 1 company responded they are not interested. A management company committee has been formed to review and interview potential companies. Those serving on the committee; Sue Baker, Tracy Rutz, Shannon Geonetta, Tim Shea, Kay Wilms, Sandi Stephensen, Karen Colman, Bob Howey. All proposals are due by November 4, with review and interviews to follow. A decision will be made by the end of the year.

The Board executed the audit engagement letter.

The Board executed the irrigation project contract and Bob Howey will serve as project manager. Work to begin this fall/winter and will be completed by April/May. Areas impacted by this work will be the main greenbelt and the entrances on Monaco.

New Business

Chris provided an update on the Waste Management notice for toter only trash and recycling services. The Board agreed to continue using WM with toter only service based on pricing, other companies and neighborhoods moving in this direction and the additional roll off items allotted for fall clean-up efforts. Three additional large roll off dumpsters were negotiated at no additional cost for fall refuse. Scheduling of these roll offs will be communicated in advance to the community via email. The two large roll

offs in the spring will also still be available for our “Spring Cleaning” event at no additional cost. The Board and Design Review remind the community that storage of trash bins cannot be visible from the street , neighbors backyard, or entertainment areas. The Board executed a new contract for toter service with three additional roll offs for fall. Free toters are available for order until September 21 with delivery by September 30. If you have missed the September 21 date, please contact Waste Management for toter requests at fchoacarts@wm.com

Adjournment: Chris moved to adjourn the meeting and Tim seconded. Motion was approved. Tracy adjourned the meeting at 8:06pm.

The next meeting October 17, 2022 at 7:00 PM at Koelbel Library, Room A