

HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
Board of Directors Meeting
November 14, 2022

November 14, 2022 BOARD ACTIONS: *None*

The regular board meeting was called to order by Tracy Rutz at 7:01 P.M. on Monday, November 14, 2022. Members of the Board present included Shannon Geonetta, Tracy Rutz, and Tim Shea. Also present were Sue Baker, Karen Colman, Sandi Stephenson, Peter Sgier, and Jeff Lipscomb.

APPROVAL OF MINUTES: Tim motioned to approve the minutes of the October, 2022 meeting; Tracy seconded and the motion passed, based upon email approval of Kay Wilms and Chris Brooks prior to meeting. (Shannon Geonetta was not in attendance at the October meeting and did not vote).

COMMITTEE REPORTS:

LANDSCAPE: [Tracy Rutz via Bob Howey's email]

- Bob has conducting onsite consulting with LandTech which will start on irrigation work in the next week or so.
- Tree pruning and removal is scheduled for January.
- Additional leaf cleanup of common spaces will take place soon.

SOCIAL: [Shannon/Sue]

- The next social event is the Christmas Eve Sleigh Ride on December 24th – reservations will open Saturday, November 19th at 8AM. Look for reservation form and information in the Nov. Barnstormer.

Thank you to the Panzarinos for organizing this special holiday tradition!

- The social committee has proposed new budget items including a new neighbor mix-and-mingle, a Winter Warmer, outdoor movie nights, and senior signs with a grad parade. These will be discussed further at the Dec. meeting when the Board will consider the 2023 budget.

POOL: [Karen]

- Karen has sent the Board the new pool contract proposed by MPM which includes an increase in wages for lifeguards. Karen will take a closer look at usage of supplies (like cleaning supplies and pool chemicals) and have an in-depth conversation with MPM. She will circle back to the Board with recommendations from the pool committee and would like to have a contract signed by January 2023.
- The pool committee has considered options for storage of the pool cover and storage of pool chemicals. They've collected two bids for Tuff Sheds that would go where the garbage cans are currently stored. Peter suggested a trailer as an option. The pool committee will research solutions and make a recommendation to the Board, but a realistic budget for the storage solution appears to be between \$1,800 and \$3K.
- Brian McEwan has been working on the pool fence, welding slats that were loose. He will need to cut and replace one section near the baby pool.

TENNIS: [Sandi]

- The tennis committee has determined that one windscreen on the lower courts needs replacement – cost of screen is \$740, installation is \$600 – total \$1340. Committee proposes using funds in the budget allocated for middle court dividers towards the windscreen instead since the dividers are in good shape.
- Tennis will also consider whether to order two more benches – there is currently \$1,200 budgeted for picnic tables and benches.
- In order to ensure maintenance of windscreens, Sandi proposes that every tennis team is assigned a month during which they are responsible for ongoing resealing of zip ties. They would still have a spring work day as well.
- JTT – Sandi is in contact with a couple of people to find someone to take over organization of JTT, since Crystal Stowe has moved.

DESIGN REVIEW: *No update* [Reminders from Board]

- Reminder to residents – oversized vehicles (including boats, campers, and moving trucks) cannot be parked on the street for more than 24 hours per §5.12 of the HF II Covenants. Exceptions may be granted by the Board at its discretion based upon requests from homeowners.
- Please send concerns via email to Design Review (design-review@hfii.org)

CLUBHOUSE: [Mark Gotto via Tracy]

- Mark plans to schedule a meeting with Fanas and the Design Review Committee to answer Fanas questions.
- Bids for soil tests are not back yet.

MEMBERSHIP: [Sue Baker]

- 1 homeowner with final payment outstanding; 1 home with deceased owner and no estate proceedings pending foreclosure sale – Board has filed lien.
- At this time, 14 home sales have closed and there are 2 for sale that are under contract.

MANAGEMENT COMPANY: [Tracy]

- 8 companies submitted proposals – the Mgmt Co. Committee interviewed 4 of these 8 last week (2 onsite and 2 via Zoom). 4 more companies will be interviewed after the Thanksgiving holiday and the Committee hopes to have a recommendation for the Board by the December Board meeting. Notably, companies walked the committee through their websites which will be a huge asset for the neighborhood.

NEWSLETTER: *next deadline is November 25th*

No update

WEBSITE:

No update

BUDGET:

- A preliminary budget discussion took place, however, with two Board members missing and input from only 3 committees, more fulsome budget discussion will take place at the December meeting.

HOMEOWNER QUESTIONS AND CONCERNS:

- Jeff Lipscomb cited to CCIOA §38-33.3-314 alleging that the Board's practice of depositing surplus funds into the HFII Reserve Fund for future use towards community expenses and/or budget items that are carried over into the next year was fraudulent and ran the risk of turning the HOA into a for-profit organization.

**The Board has consulted with legal counsel who has confirmed that this section of the statute does not apply to the HFII HOA which was established prior to the July 1, 1992 effective date of this section.*

*Furthermore, according to counsel, Mr. Lipscomb's concerns regarding fraud and conversion of the HOA to for-profit are unfounded with no basis in law. Counsel has confirmed that the Board's practices are both sound and legal.**

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT: Tim motioned to adjourn the meeting at 8:13 PM. Shannon seconded and the motion passed without dissent. The next regular meeting will be December 19th at 7:00 PM.