

**Homestead Homeowners' Association Committee Meeting Minutes
January 21, 2008**

The meeting was called to order at 7:03 p.m. In attendance were Matt Gould, Jodi Blanton, Tom Washington, Henry Glospie, Carolyn Titterington.

Minutes: Motion by Tom Washington, second by Matt Gould, to approve the minutes of the December 17, 2007 Board Meeting. The motion passed unanimously.

Tom Washington presented the **Landscape Committee** report. Forever Green has had the lawn maintenance contract for 3 years and is not providing the service our community needs. Choate Irrigation is doing well, repairs are proceeding as necessary and fewer are required each month. The Landscape Committee has three bids and one recommendation at a significantly higher price. The Board discussed keeping Choate for Irrigation, Forever Green for lawn maintenance and find a 3rd company to handle larger landscaping projects. Tom will take the suggestion to the Landscape Committee. The Board agreed to take no specific action on this.

Resident Tim Green joined the meeting to present an appeal of the ACC's denial of his fence/retaining wall request. DRHorton did not get approval to construct the retaining wall. He would like to continue to wall around the corner of his property and raise the level of his backyard. He will not raise the current fence height, but instead will cut off the bottom of the fence to give room for the retaining wall underneath. The Board will consider during Executive Session.

The Architectural Control Committee had no report beyond the four cases on the December management report.

Social: Playground brick sales are at \$4300. The Chows are willing to discuss modifying their requirements for sponsorship. **Motion by Tom Washington, second by Jodi Blanton to accept the Playground naming offer from the Chows. Gazebo Park will be renamed Primrose Park with signage for a period not to exceed 10 years in return for a one-time donation of \$7500. The donor retains the right to remove his name from the park, but there will be no refund of money. Signage will identify the donors. Motion approved unanimously.** The agreement will be recorded by attorney Dean Riddle.

The next newsletter deadline is Saturday, January 26.

Pool House Reconstruction: Resident David Gunderson joined the meeting to discuss the clubhouse rebuild. He is concerned that once demolition begins, there will be no way to know what will actually be required to reconstruct the building, and bids may be inadequate to cover all the damage. David has offered to oversee the rebuilding process and the builder, negotiate the contracts, etc. The Board will choose the builder. The rebuild should require six weeks for completion. **Motion by Tom Washington, second by Jodi Blanton, to accept David Gunderson's offer to supervise construction on a pro bono basis, using a fixed-price contract with a HOA Board-chosen builder. Motion passed unanimously.**

Motion by Matt Gould, second by Jodi Blanton, to use the Denman Group to rebuild, based on their current relationship with our insurance company and adjuster. Motion passed unanimously.

The Board will forward a list of potential upgrades to David. The Board would prefer to reuse as much material as reasonably possible. David will forward contracts to Jodi for review and Matt to be signed. He will provide weekly e-mail updates.

The Committee Meeting adjourned at 8:50 p.m.