

## **Homestead Homeowners' Association Committee Meeting Minutes April 21, 2008**

The meeting was called to order at 7:12 p.m. In attendance were Jodi Blanton, Tom Washington, Lori Huntley, Carolyn Titterington, Cindy Polando and Meredith Tunnell of RealManage, residents Verna Dawson, Cathy Turner, Cheryl Thompson, Lisa Jones and Marie Fida.

### **ACC Committee Report**

All current requests have been addressed and either approved or contacted for more information by the ACC. Cindy Polando of RealManage will address the forms on the day they are received at RealManage. She prefers one signed approval per request. They have a more detailed ACC form they will submit to the Board and would like us to consider adopting. Real Manage suggests that residents record ACC approval of major change on their deeds with Denton County.

### **Playground Committee Report**

\$36,356.00 raised total  
32,705.62 playground cost  
1,430.00 brick purchase  
837.90 building supplies  
100.00 irrigation repair

Remaining funds are \$1280.00. Committee may need \$1400 more for signage. Cathy Turner has been working with resident Ken McClurg on the sign. She will get additional source from RealManage. Committee would like to complete Primrose Park by May 31.

### **Social Committee Report**

Memorial Day/Pool Opening event will be organized by John and Susan Waida. Tentatively scheduled for May 24. Pool and furniture will be cleaned and repaired by Friday, May 23.

### **Landscape Committee Report**

Presented by Verna Dawson: Scott Zurline of Landscape Concepts is our new mowing and landscape company. The contract has been executed. Committee is working with Fannin Tree Farm toward replacement of dead trees and possible additions. Committee presented other improvement requests as budget allows. Scott and committee member(s) will drive the neighborhood monthly to ensure performance and deal with issues in timely manner.

### **Clubhouse Restoration**

Estimated completion is May 15. Meredith will arrange for first funds draw check. Still waiting for W-9 from construction company. Miriam Walker, Julie VanHorn and Lisa Bell are working to select replacement furniture and refrigerator within a \$5000 budget.

### **Homestead Hero**

Nominations: Ted and Cathy Turner, Wendy Hider, Beckye Brown for Primrose Park. David Gunderson for overseeing Poolhouse restoration. Each will get a letter and \$50 gift certificate. **Motion by Tom Washington, second by Lori Huntley to present Ted and Cathy Turner, Wendy Hider, Beckye Brown for Primrose Park, and David Gunderson for overseeing Poolhouse restoration with Homestead Hero awards. Each will get a letter and \$50 gift certificate. Motion passed unanimously.**

## **Management Report**

Meredith presented Monthly Management report. Suggests the board rethink CDs and money markets for higher return. Meredith will forward March financials to the board. Financials are typically posted to the Board portal o the 20<sup>th</sup> of each month.

Meredith will look into the issue of prepaid dues being drafted and then refunded by Excel, to be sure no late fees are associated with these accounts.

Twice-monthly inspections will begin April 29. The inspector will need a prioritized list of enforcement issues going forward.

Fining Policy: RealManage notifies every 14 days with increasingly urgent language. Our CCRs specify fines of \$10 per day. Board needs to decide whether to conform to RealManage software or change CCRs.

The Committee Meeting ended at 9:56 p.m.