

**Homestead Homeowners' Association Board Meeting Minutes
December 29, 2008**

The meeting was called to order at 7:09 p.m. In attendance were Jodi Blanton, Tom Washington, Carolyn Titterington, Lori Huntley, Henry Glospe, Randy Dickerson, Michael McCown, Gayla McCown, Mary Rowland, Larry Yates, Teresa Barbero, Lisa Jones, Cheryl Thompson, Marie Fida, Rich Williams, Charles LeFleur, Randy King, Diane Albright.

Motion by Jodi Blanton, second by Tom Washington to approve minutes of the November 17, 2008 meeting, Motion passed unanimously.

No update to Hunter Walker's Eagle Scout project.

The Social Committee Chairperson position is still open.

Landscape Committee: The brick wall at the intersection of Rabbit Run and Branch Hollow is repaired. Cedar trees along the same area are braced and trimmed. Winter watering schedule is in effect. Lori is awaiting bids on drip irrigation. Pool cleaning is 3x per week because of pine needles and other debris.

Lori is getting a bid to replace the faulty pool fill timer for the large pool, as well as a bid for a pool cover. She will discuss float autofill/timer solutions with the pool company. Federal mandate on main drain covers require us to install these before our pool can open for the season, Lori will schedule for March.

Preemergent was applied in early December. Misc. maintenance projects are being completed at Beaver Park. Season color is being sprayed with anti-rabbit solution. Tom mentioned that mistletoe has infested several common area trees and needs to be removed. The Landscape Committee has divided up the neighborhood to monitor sprinkler performance. Members include: Verna Dawson, Steve Kailey, Esme deChermont, Miriam Walker and Lori Huntley.

The Christmas light timer and one string of lights needs repair, as well as misc. burned-out bulbs. Jodi will seek a refund for these issues.

Clubhouse Committee: There were two paid events in December. Diane wants to begin 2009 by enforcing the HOA policy that no group may use the clubhouse without rental fee unless the event is open to all residents each time. A reminder notice will be posted on the website as well as a reminder in the next mailed newsletter.

Water damage has been caused by lack of caulking at new windows and roofline; Elma of RealManage will contact the Denman Group.

Motion by Jodi Blanton, second by Lori Huntley to seek bids to have the clubhouse doors re-keyed. Motion passed 4-1, with Tom Washington dissenting.

There are no candidates for the open Crime Watch position.

Project Status: no activity to report on the pool water meter issue.

Financials will be uploaded to HomesteadatCarrollton.com as they are available.

2009 Budget: **Motion by Tom Washington, second by Jodi Blanton to approve the 2009 budget with discussed changes. Henry will make the revisions and submit to RealManage. The Motion passed unanimously.** The 2009 Budget will be posted to the website in January.

Meeting adjourned at 8:35 p.m.