

**Homestead Homeowners' Association Board of Directors
June 20, 2011 Minutes**

- I. The regularly scheduled board meeting was held June 20, 2011, at The Homestead clubhouse. The following board members were in attendance:
Ty Albright
Charles LaFleur
Rusty Nejd
Edwin Skelton
David Gatz
- II. Quorum was established and the meeting was called to order by President Ty Albright at 7 p.m.
- III. Ty Albright moved to approve minutes from the May 16, 2011 board meeting and Edwin Skelton seconded. Board approved unanimously. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.
- IV. Social Events
 - A. Michelle Fowers and Anne Stokes presented idea of an October Fall Fun Run in the neighborhood benefitting Homestead PTA. Board approved. (Event was pulled later to be internal to the school.)
 - B. July 4 Parade/Party – Rusty reported permit obtained, fire truck requested, floats and groups being solicited.
- V. Landscaping/Common Grounds Update
 - A. Board is not satisfied from results of hydro-mulch and overseeding taking place on Morning Glory and Countryside.
 - B. Charles reported sloppy mowing practices on Morning Glory lawns.
 - C. Charles reported big cracks in medians.
 - D. KRB will set up a walk-thru of affected areas with Southern Botanical and the board to discuss issues.
 - E. Front entrance planting is completed.
 - F. Lightpole painting is completed. Invoice amt.: \$10,951.70 paid, plus another \$1,282.63 because there were more poles than first estimated.
- VI. Pool/Clubhouse
 - A. Pool card system revised to take in-house. Board approved KRB to take over process beginning immediately. Pool gate codes will be changed so residents will use pool cards. Income from residents getting replacement cards (\$25 each) will be applied to Petty Cash.
 - B. Pool furniture (4 small and 6 large tables) arrived and is in the process of being assembled.
 - C. Board discussed possible solutions for pool/clubhouse security. KRB will get prices on several options including a hired person to patrol, a "Rent-a-Cop" or video cameras.

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- VII. Financial:
- A. Bank signature cards (still waiting on RM to provide new ones with account numbers)
 - B. Ed Skelton reported on his study of our current liability insurance coverage.
 - i. The board approved that he obtain bids for new insurance since current policies expire in September.
 - ii. Ed requested a neighborhood map, schematics of the clubhouse and pool and what the current replacement coverage is on the clubhouse.
- VIII. Board discussed and approved for final 2011 budget replace the draft copy currently posted on the community website.
- A. We are currently under-budget and do not anticipate any overages occurring.
 - B. Ty will request a month-by-month expense report from 2009-2011 from RM to analyze developing future budgets.
 - C. KRB reported she had received the \$500 Petty Cash check and will keep records of all expenses.
- IX. Capital Items:
- A. Board reviewed the complete list of capital items to be addressed in 2011 and 2012 according to reserve study. The light poles have already been painted and pool furniture has already been addressed. The balance of the items requiring replacement or refurbishment per the reserve study appear to be in good condition so it was decided to hold on these items until 2012 or beyond.
 - B. The Board did approve replacing the drinking fountains at the pool / clubhouse since they are now broken. KRB will investigate getting these replaced.
 - C. The Landscape rejuvenation has completed 2nd phase (\$82,000 approved, \$29,372 paid for first phase; \$31,820.16 paid for second phase. Third phase will be completed this fall.
 - D. The \$82,000 for landscape rejuvenation included adding 2 new park benches, one for Maud's Park and one for Hillside Park. KRB will order 2 recycled plastic benches approved by board for total with shipping of \$2145.00.
 - i. Since new benches won't be the same red color, the benches will be painted/stained to match the current 2 benches.
 - ii. KRB will hire vendor to bolt benches to cement pads.
- X. Attorney Information – moved to Executive Committee meeting
- XI. ACC

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- A. Board reviewed latest ACC spreadsheet, noting a great number of roof replacement requests based on storm damage.
 - B. Board discussed a "10-year fix" campaign to encourage people to self-inspect their homes and make fixes on such things as fences, painting, landscaping, etc. that may be necessary now that homes in the community are 10 years old.
 - C. Plan an article in the newsletter and notice on the website to communicate plan.
- XII. Board reviewed the possibility of offering residents options for lockable mail boxes and an article will be written for the newsletter regarding replacements and locking inserts.
- XIII. KRB obtained one bid for holiday décor with different options/levels of decorating. Board decided to approve \$5,000 for this expenditure. KRB will request RM to get 2 more bids for comparison.
- XIV. Rusty NejdI reported that rented public storage unit should be canceled since most of contents could be stored within clubhouse closet. KRB will close account.
- XV. Welcome package
- A. Documents summary: Ty will send out draft for review this week.
 - B. Rusty is still working on the self inspection form for re-sale certificates and management company inspectors
 - C. KRB provided a draft introduction and list of packet contents.
 - D. Rusty reported that current community website template does not allow for a great deal of reorganization, but he will tweak to "unclutter" the site.
- XVI. The meeting was adjourned at 8:54 p.m. with an Executive Committee meeting directly following.