

**Homestead Homeowners' Association Board of Directors
July 18, 2011 Minutes**

- I. The regularly scheduled board meeting was held July 18, 2011, at The Homestead clubhouse. The following board members were in attendance:
Ty Albright
Charles LaFleur
Rusty NejdI
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 June 20, 2011 board meeting and Edwin Skelton seconded. Board approved unanimously. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.
- IV. Ed Skelton and KRB volunteered to go to the HOA Seminar about upcoming changes in HOA laws on July 19. Ty Albright might be able to attend.
- V. Social Events
 - A. July 4 Parade/Party organization by Rusty and Sarah NejdI was praised as a success.
 - B. Fall event: Board decided to put out a call for organizers and if no one volunteers, the event will not happen.
- VI. Newsletter deadline is July 26: Articles needed on pool rules, clubhouse changes, July 4th event report, call for volunteers for fall event, landscaping update, etc. Ty will write the landscaping update. KRB will work with the board on the other articles.
- VII. Landscaping/Common Grounds Update (Ty)
 - A. Countryside seeding and Morning Glory hydro-mulch progress: Ty reports that while we are disappointed in the results on the hydro-mulch, the landscaping company will keep working to making these medians look green again.
 - B. Morning Glory lawn care: Board wants to review Southern Botanical's contract to see the price break-down for this service. Cut off sprinkler heads continue to be a problem.
 - C. Sprinkler system shut-off: KRB reported that she and Rusty had learned how to turn off the water and irrigation systems. Ty asked that the process be documented for future board members.
- VIII. Pool & Amenities
 - A. Pool card report: KRB reported card numbers 951-975 have been sent out, with \$75 in checks for replacement card fees. She will send the checks to RealManage for processing.

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- B. Video cameras and motion light sensors were discussed as possible solutions for pool/clubhouse security. KRB will pull together price comparisons.
 - C. Because of concerns that large pool parties involving non residents may be unfair to homeowners who wish to use the pool during these parties, the Board approved a new pool rule; only 5 individual guests per resident family be allowed at any one time in the pool. This will also apply to clubhouse parties – no more than 5 guests allowed in the pool area at one time. If there is a group event involving more than one Homestead household, then the number of guests may exceed 5, but no more than 5 per Homestead household who is present.
 - D. The Board reviewed the DCCRs, Article 7.3 on Delegation of Rights states tenants leasing homes have full rights of access to all amenities, including club house rental and pool access (so long as the homeowner of the rented house is current on dues). The Board acknowledged this supersedes any prior Board established rules concerning the rights of residents who are leasing.
 - E. KRB reported that the drinking fountains will be replaced by Roberts Pool for \$1,500.
 - F. Board agreed that clubhouse rental rules should be strengthened to discourage multiple requests for each rental that volunteer is asked to do. May have a change in volunteers for this service.
 - G. Two park benches have been ordered and KRB will find a vendor to install and paint them in Maud's Park and Hillside Park.
 - H. Board decided to use vendor H&G Irrigation Company to install Christmas décor in the fall. KRB will work with vendor on décor plan.
 - I. Because of a number of unauthorized entries in the club house by unknown people, the Board decided to have RM change all clubhouse locks. In addition, the board has requested weather stripping be installed under the back door.
- IX. Financial/Fines:
- A. 2012 budget planning: Ty is working on a better comparison of budget to actual and year-to-year expenses to help with budget process. This involves distilling 2 ½ years of actual GL activity to understand what actual historical expenses have been.
 - B. Ty asked KRB to find out how many times dues have been raised, when and how much.
 - C. Board wants to confirm that RM is turning all delinquent accounts over to Susan Rice, new attorney, when they are over \$1,000 or 4 installments late, as discussed previously.
 - D. Bank signature cards were signed by Ty, Ed and Rusty and will be sent back to RealManage.
 - E. Insurance bids have been sent out and Ed will be reviewing them.
 - F. Petty cash report. KRB will work with RM on way to have pool card income be put into the petty cash account.

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- G. After reviewing an example of a fine letter sent out to a resident by RealManage, the board decided to take this process over at the fine stage and KRB sending letter after the property has been inspected.

- X. ACC: David reported on ACC progress this last month.

- XI. Welcome Packet
 - A. Board reviewed contents drafted by multiple board members and assembled by KRB. Further revisions were discussed. KRB will finalize the final version, put in pdf format for final board approval.
 - B. When finalized, the document will be posted on the website for download and made available to new homeowners.
 - C. Board reviewed self-inspection form that will go into packet and to current residents. It was decided to remove any reference to "10-year plan" and to simply say we continue to monitor properties and the form explains what the DCCRs say and what should be approved by the ACC. The Board hopes that individual homeowners will use this inspection form as a tool to self inspect their home, and to take initiative to correct violations without the need for the Management Company to issue violation notices. It was acknowledged that due to the age of our neighborhood, that there is a growing number of homes that are now in violation. Major issues that need addressed include fences, need for painting, and inadequate landscaping.

- XII. Executive Session: The Board discussed various contract changes as well as handling certain resident past-due collections and violations.