

**Homestead Homeowners' Association Board of Directors  
September 19, 2011 Minutes**

- I. The regularly scheduled board meeting was held September 19, 2011, at The Homestead clubhouse. The following board members were in attendance:
  - A. Ty Albright
  - B. Rusty Nejd
  - C. Edwin Skelton
  - D. David Gatz
- II. The agenda was presented, Quorum was established and the meeting was called to order by President Ty Albright at 7 p.m.
- III. Rusty Nejd moved to approve minutes from the August 15, 2011 board meeting and Edwin Skelton seconded. Board approved unanimously. Karen Rayl Bassham, HOA Administrator, was appointed scribe for this meeting.
- IV. The resignation of Charles LaFleur leaves an open spot on the board. Two people had indicated interest: Doriann Fairchild and Noureen Kahn, and both filled out the nomination form as requested. Doriann appeared at the meeting and said she would have to withdraw but would like to help in other ways. Noureen Kahn couldn't make this meeting and Rusty will invite her to the October 17<sup>th</sup> meeting.
- V. Three people met with the board regarding joining the ACC: Jennifer Hunt-Frazier, Neil Anson and Aftab Bohani. The Board then tabled further discussion for the Executive Session following this meeting.
- VI. Resident Cindi Timmons gave Ty her proxy to speak to the board regarding a complaint of RealManage's violation notices, which lately have seemed to include unnecessary letters to residents.
- VII. Landscaping:
  - A. Ty reported that based on the expense break-out provided by Southern Botanical, he had calculated the actual cost for lawn care for the Morning Glory lots. It was determined that the total assessment (dues) paid by the Morning Glory lots is fair and proportionate to the assessments paid by other homes in the community, and that the higher assessments appropriately offsets the actual cost for lawn care. Therefore, it was agreed that an additional outside bid wasn't necessary, and we would continue to have Southern Botanical provide lawn service for the Morning Glory homes.
  - B. Southern Botanical will be planting daffodils as part of the third phase of the landscape rejuvenation plan.
  - C. The Board will request Southern Botanical to attend the next board meeting to explain a recommended 2012 upgrade to the master controls for irrigation.
- VIII. Amenities update:

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- A. KRB reported that the new Clubhouse Committee of 8 members had met. KRB will keep the clubhouse calendar and take payments.
  - B. Ty mentioned a request that had been received to let Girl Scouts meet in the clubhouse at no charge. This topic had previously been discussed by the board and it had been decided that only events open to full participation by the entire HOA community, and not restricted in participation (such as Bunco or Pokeno which has limits on the number of players) would be considered to be allowed to have free use of the club house. This was acknowledged by the board. Despite the fact that the Board supports community groups such as the Boy Scouts and Girl Scouts, free use is not to be allowed since this would set a precedent for other groups.
  - C. Motion sensor lights were installed on the back of the pool pergola. They are working but may need to be adjusted.
  - D. The Board decided that Sunday, Oct. 9, be the last day for the pool to be open this season. KRB will inform RealManage.
  - E. The Board approved a lower-cost holiday lighting plan for \$2,013.50. KRB will work with the lighting vendor.
- IX. Financial:
- A. KRB reported that checks for pool card replacements and clubhouse rental had been sent to RealManage.
  - B. KRB reported the Petty Cash account was down to \$75. She will send receipts to RealManage to refund the account to its \$500 balance.
  - C. Ed discussed the bids on insurance he was receiving. The renewal of our current policies is Sept. 24, and the Board authorized Ed to make the final decision based on the Board's discussion to get more insurance for a lower cost.
  - D. Ty discussed his work on the 2012 budget and asked board members to review it and make suggestions so it can be finalized and voted on at the next board meeting. Legislative changes taking effect Jan. 2012 plus additional landscaping costs will increase the budget.
- X. ACC:
- A. A question came to the board regarding the right to level a property's yard with a retaining wall and then putting the fence on top of that. Ty reported that this had been approved through a special Architectural Bulletin a few years ago. KRB will go back to find this and make it part of the record.
  - B. KRB asked David Gatz to update pending requests, some over 30 days. The Board had ruled previously that anything over 30 days should be considered "denied – need new information." This was discussed further and suggested it be resolved when new committee members start.
- XI. Social:
- A. The Board noted that no one has come forward to plan any activities for this year's National Night Out on Oct. 4 so this event will not occur.

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- B. The Fall Festival is scheduled for Sunday, Nov. 6, with Katie Bangert coordinating.

Ty Albright adjourned the regular meeting at 8:45 p.m., announcing the Board would go into Executive Session to discuss committee appointments, contract changes and foreclosure procedures.