

Homestead Homeowners' Association Board of Directors March 18, 2013 Board Meeting Minutes

- I. The board meeting was held March 18, 2013 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Ty Albright, Edwin Skelton, Noureen Khan, Rusty Nejd and David Gatz
Premier: Caroline Guerra, Karen Rayl Bassham
- II. The agenda was presented, quorum was established and the meeting was called to order by President Ty Albright at 7 p.m. Karen Rayl Bassham (KRB), HOA Administrator, was appointed scribe for this meeting.
- III. Ty moved, Ed seconded and board voted to have minutes for the January 8th board meeting approved. David Gatz and Rusty Nejd abstained from the vote because they were not present for that meeting.
- IV. Architectural Control Committee:
 - A. The Board reviewed Architectural Standard Bulletin 4.5-7 on "Retaining Wall Construction," which was approved with changes, and gave final approval on bulletin 4.5-6 on "Wood Fence Height." KRB will arrange to have signatures from the ACC and board concurrence on the final forms.
 - B. An issue was discussed of a few houses in the neighborhood having fence posts on the outside, several residents had this fence when they moved in. It was decided that people who want to discuss this with the board should set up a hearing.
- V. Board approved holding two landscaping bid presentations on April 1 with one presentation at 6:30 p.m. (Hadden Landscaping) and the next at 7:00 p.m. (Southern Botanical) in the clubhouse. Residents will be invited to participate and ask questions through a blast email and at the Annual Meeting. Board will make final decision at April 15th board meeting with the new board.
- VI. The Board approved the pool opening/closing dates: Opening on Friday, May 24 with pool opening party. Closing on Monday, Oct. 7.
- VII. Homeowner Activities were announced:
 - A. Easter Egg Hunt – March 24 (Cathy and Madeline Turner coordinating) KRB was asked to be sure ant hills were addressed before the event.
 - B. Golf Tournament – May 11 (John Waida coordinating)
 - C. Pool Opening Party – May 24 (Steve Kerper coordinating). Noureen asked that food provided should include options for vegetarians.
- VIII. The Board planned Annual Meeting activities.
 - A. Proxy count – 50 as of 3/18 (need 140); residents were to be encouraged to send in their proxies even if they were planning to attend in case they couldn't make it; these would be destroyed if residents did attend.
 - B. Board election: Two openings (Ty Albright and Ed Skelton) and two candidates (Ed Skelton and Steve Kerper)
 - C. PowerPoint Presentation was reviewed, changes made and slides assigned to various board members.
 - D. Dues Comparison Study slides were reviewed for inclusion in the presentation.
 - E. Meeting packet contents were reviewed and approved with changes, including adding a pie chart of the budget and a summary of all Architectural Standards Bulletins.
- IX. KRB asked board if violation fines should keep accumulating for residents whose delinquent accounts had been referred to the attorney. The Board agreed they should.
- X. Board urged Premier to turn over the delinquent property that has been discussed previously to the attorneys to pursue foreclosure.

The meeting was adjourned at 8:30 p.m.