

Homestead Homeowners' Association Board of Directors

June 25, 2013 Board Meeting Minutes

- I. The board meeting was held June 25, 2013 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Edwin Skelton, Noureen Khan, Rusty Nejd, David Gatz and Steve Kerper
Premier: SunDay Wright
- II. The agenda was presented, quorum was established and the meeting was called to order by board member Rusty Nejd at 7:01 p.m.
- III. Ed moved, Noureen seconded and board voted to have minutes for the May 22nd, board meeting minutes approved.
- IV. Robin Mercer and Tommy Silvers were present from Southern Botanical to discuss the following:
 - A. Provide the six (6) removed irrigation clocks to the Board.
 - B. Confirmed that there was only 1 irrigation clock and 1 face plate left to install. Upon completion a final program setting will be installed and monitored for adjustments over the next couple of weeks.
 - C. Technicians are continuing their spot treatment for weeds and dallis grass at least 1 time a week, and an occasional second application if needed.
 - D. Robin is monitoring a stressed tree at Primrose Park. Will notify Management if removal is necessary.
 - E. Southern Botanical as removed a few Red Buds, and has been requested to suggest replacements at those locations. Also diseased are the Rosette's, and three have been removed to date.
 - F. Board Requested – Benchmark reports to monitor landscaping activity within the Community.
 - G. Board Requested – That the irrigation around the pool area is set for a midnight time frame run.
 - H. Board Requested – Previously approved the upgrades presented by Southern Botanical. Proposal has been requested for signature. Southern Botanical is checking for an installation beginning the week of 7.1.2013.
 - I. Board Requested – Informed Robin of damaged sprinkler heads at Moor Park, and Cemetary Hill islands
- V. ACC Discussions
 - A. Retaining Wall Construction Bulletin Approved.
 - B. Solar Energy Devices – Approved with 3rd Paragraph changes to include the removal of Board of Directors and insert the Committee. As well as Paragraph (e) add. *"in a non-reflective material"* after "black tone."
 - C. Fence Posts on Wood Fences – Pending approval. Management to remove the *"May 31, 2013"* date. Also pending is the majority vote of the ACC Committee to revise wording changes and re-submit for filing.
 - D. The Board has requested that upon completion date of an ACC Modification, a final inspection be performed and a notice of compliance be sent to the homeowner.
 - E. Management discussed the process of notification and action for Non-Compliance of an ACC Modification.
- VI. Pool Lighting Update
 - A. Reviewed prior submitted proposals.
 - B. Discussed the cost of sensors being approximately \$110.00, and ¾ hour installation per each location.
 - C. Requested a new proposal to include three (3) new locations including new electric installation at the left rear of clubhouse near kiddie pool, area down right side near parking lot, and the back area of enclosure.
- VII. Management Report and Financial Review
 - A. Provide information about prior years interest.
 - B. Confirm the dollar amount requirement before an additional account be opened for excess funds?
 - C. Question came up about the Fixed Assets and no difference from prior month.
 - D. Question came up about the Owners/Members Equity balances from prior month not changing.
 - E. Board wants details on delinquent accounts 0071, 0313 & 0314, and confirmed Attorney referral \$1,000.00.
- VIII. The Board President discussed the 4th of July parade.
- IX. Homeowner Q & A topics included the following.
 - A. What is the liability and recommendation from the Community's insurance provider about having cameras installed at the pool area.
 - B. Can the local police department be contacted about random drives past the pool during both hours of operation as well as after the pool closes.
 - C. Homeowners asked about the rules governing fence post locations.
 - D. Homeowner asked about whether the Board has considered hiring a security company or person to monitor the gate for non-homeowner access.
- X. Adjourned 9:00pm