

**Homestead Homeowners' Association Board of Directors
July 15, 2013 Board Meeting Minutes**

- I. The board meeting was held July 15, 2013 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Edwin Skelton, Rusty Nejd, David Gatz and Steve Kerper. Absent: Noureen Khan
FirstService Residential : SunDay Wright, Katie Paul, Ashlynn Wells and Cheryl Brewer HOA Administrator
- II. The agenda was presented, quorum was established and the meeting was called to order by board member Rusty Nejd at 7:05 p.m.
- III. Introductions were given by SunDay Wright, Association Manager.
- IV. Ed motioned to approve the June 25, 2013 minutes and the Board unanimously approved.
- V. Robin Mercer and Tommy Silvers were present from Southern Botanical to discuss the following:
 - A. Discussed the removal of three (3) trees. Two dead and one replant at Primrose Park.
 - B. Topics also included the end caps of the islands throughout the Community roadways.
 - C. Board member requested trimming back the shrubs at Stanfield & Branch Hollow so as not to obstruct roadway view.
 - D. Technicians are continuing their spot treatment for weeds and dallis grass at least 1 time a week, and an occasional second application if needed.
 - E. Southern Botanical addressed the damaged controller and its replacement.
 - F. Additional end cap installations will begin in Fall.
 - G. Technicians confirmed that Warranty of irrigation starts from time of installation.
 - H. Discussion included the diseased Rosette's, and an alternative solution for their replacement.
- VI. ACC Discussions
 - A. Discussions about homeowner fences and fence posts. The Board is still reviewing the draft bulletins, as current phrasing is still conflicting with the ACC Committee recommendations. Further discussions will follow.
 - B. All other pending Bulletins have been approved, and will be filed upon final approval of Fence Post(s) bulletin.
 - C. Request was made to research past ACC's regarding any history of prior awning approval.
- VII. Community Workorders, Maintenance and Requests
 - A. Board approved two motion sensors to be installed at the rear of the clubhouse facing the perimeter fence.
 - B. Board approved the installation of motion sensor bath switches in the restrooms.
 - C. Board approved a 1 time extermination treatment for the clubhouse.
 - D. Board President asked out name tags to acknowledge Directors.
 - E. Board President asked for a cost of a popcorn & snow cone machine for upcoming years budget.
 - F. Board asked about the regularity of violation drives.
 - G. Committee personnel has requested the ability to schedule events in the Community Calendar.
 - H. Ed has requested a meeting with Insurance Agent, Chris Hill for explanation of Community coverage.
 - I. Question was brought up whether the Board could overturn an ACC approval/denial as given by the Committee.
- VIII. Management Report and Financial Review
 - A. Board member requested information about historical water usage and possible result of spike in July 2013.
 - B. Board wants status update on delinquent accounts in collection status.
 - C. Board made note of difficulties opening the financials in the current month. We referenced the new FSRConnect, and each member may need to go in and allow "cookies" again.
- IX. The Board President discussed the 4th of July parade and upcoming events to be determined later this year.
- X. Homeowner Q & A topics included the following.
 - A. Homeowner was present, and requested any updates regarding their ACC request/denial for awnings.
- XI. Adjourned 8:25 pm