

**Homestead Homeowners' Association Board of Directors  
October 21, 2013 Board Meeting Minutes**

- I. The board meeting was held October 21, 2013 at The Homestead clubhouse. The following board members and others were in attendance:  
  
Board: Edwin Skelton, Rusty Nejd, Steve Kerper and Noureen Khan (David Gatz – absent)  
FirstService Residential: SunDay Wright, Katie Paul, 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 7:03 p.m.
- III. Introductions were given by SunDay Wright, Association Manager.
- IV. Ed motioned to accept and approve the September 16, 2013 minutes. Unanimous approval.
- V. Robin Mercer with Southern Botanical discussed the following:
  - A. Board approved proposal #26864 in the amount of \$210.56 for top soil to be added at the Cemetary Hill and Morning Glory curb line.
  - B. The 3 live oaks and 4 wax myrtles will be replaced within the next 2 weeks, as covered by warranty.
  - C. Winter color as been added to the median caps, remains unplanted and will be completed by 10.31.13.
  - D. Robin will confirm that the irrigation is scheduled to be off on 10.31.13, 11.1.13, and 11.9.13 for Community events and festivities.
  - E. Education material was provided to the Board regarding foundation planting and shrub trimming.
  - F. Robin has reduced the irrigation timers to assist in the Community's water consumption.
- VI. ACC Discussions
  - A. The Board was presented with the report listing homes with visible fence posts, as well as the Attorney feed back requested regarding the Document interpretation.
  - B. Susan Rice provided the definition of facing, which will eliminate the friendly reminders being sent to homes with fence posts facing out that run along the sides of the homes.
  - C. Homes with fence posts facing the alley or street will be notified of their infraction to the Association Documents.
  - D. The Board requested the pending two (2) bulletins, Solar Panels and Retaining Walls, be sent to the ACC Committee for review and approval.
  - E. At this time, there is no bulletin pertaining to the visibility of side facing fence posts.
- VII. Community Insurance Discussion:
  - A. Edwin Skelton, Board Treasurer, presented the bid comparisons to the Board with a request to change providers and be covered by a stand-alone policy, with an increase in the annual rates.
  - B. Also, noted was the insured amount of the Pool and Equipment may not be enough to cover full loss.
  - C. Board asked when the renewal policy will go into effect.
  - D. The Board requested that Chris Hill be present at the next meeting to address the Associations interest in changing providers.
- VIII. Upcoming Community Events:
  - A. Cheryl Brewer, HOA Administrator, discussed her new coordinator role and possible future events for the Association at a low or no cost to the members.
  - B. The Board President, was provided costs of pop-corn machine, snow-cone machine, movie screen and projector for review which will eliminate the rental fees associated with these items.
- IX. Management Report:
  - A. Board reviewed porter service proposals and bid comparisons.
  - B. Rusty requested Roberts Pool Service to revisit their bid and specs to better meet the Associations Budget.
  - C. Frisco Building Services to submit bid on or before next meeting date.
- X. 2014 Proposed Budget Review:
  - A. Board requested budget changes:
    - 7140 – Telephone/HOA Administrator – the board believes that \$100.00 for a phone and service with an annual budget of \$1200.00 is more than sufficient.
    - 5131 – Internet Service – Board would also like to have internet service added to the clubhouse.
    - 7910-7950 – Insurance – Board wants to consider a stand-alone policy which would increase the current rate by about \$1300.00 a year.

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- XI. Homeowner Q & A topics included the following:
  - A. Clubhouse Committee requested a rekeying of the clubhouse locks due to unknown amount of keys in Community.
  - B. Board approved the replacement of the front clubhouse door with a keyless entry pad, and to rekey the rear lock, bathroom locks, and the storage room locks.
  - C. Board President authorized purchase of coffee pot for clubhouse usage and events.
  
- XII. Adjourned 9:28 p.m.