

Homestead Homeowners' Association Board of Directors – 1.20.14 Board Meeting Minutes

The board meeting was held January 20, 2014 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Edwin Skelton, Rusty NejdI, David Gatz, and Noureen Khan. Absent: Steve Kerper
FirstService Residential : SunDay Wright, Katie Paul, and Cheryl Brewer HOA Administrator

- I. The agenda was presented, quorum was established and the meeting was called to order by board member Rusty NejdI at 7:01 p.m.
- II. Introductions were given by SunDay Wright, Association Manager.
- III. Minutes from the November 18, 2013 were reviewed and Rusty NejdI made a motion to approve the minutes. Ed Skelton seconded the motion, and the minutes were approved unanimously.
- IV. Community Garden:
Mr. Dan Kincade from Nor'Kirk Presbyterian Church presented a request for the HOA to participate in publicizing, volunteering and supporting fund-raising events for a community garden, to be located on Church-owned property along Rabbit Run at Countryside, adjacent to the Homestead community.

A general discussion was held on the merits and possible draw-backs of the proposed plan, and on precautions and added rabbit/rodent issues that may need to be addressed. No vote or official agreement for the HOA to participate was broached.
- V. Southern Botanical:
Robin Mercer gave a short presentation on the up-coming services to be performed in February, and issued his recommendations for summer color of lantana and/or moss-rose, due to the ongoing drought issue. A discussion was held regarding the addition of cushion mulch to the Primrose playground and additional ant control for the playground and pool areas. David Gatz requested that Robin give us a bid on the cost for these services which were outside the current landscaping contract.
- VI. Community Insurance Discussion:
 - A. Ed Skelton presented a bid for a stand-alone policy on the package insurance, with The Homestead at Carrollton as the named insured per the Board's request.
 - B. Additional bids are being requested and will be presented at the next meeting.
 - C. A discussion was held regarding the possible need for additional liability coverage for Association sponsored events.
 - D. The Board acknowledged that Chris Hill of Harris F. Underwood Insurance Agency was also gathering additional bids, and requested that she be present at the next meeting.
- VI. Management Report:
Association Manager SunDay Wright presented a financial recap of the cash balances, delinquency and budget variance report for the month ending December 31, 2013, as well as an Action Item update.
 - A. A Utility Rate Comparison Proposal for electric service was presented to the Board. A general discussion regarding the rates followed, and a decision was reached to revisit the issue closer to the expiration of the current electric provider contract in April to settle on a new provider.
 - B. The settlement offer from account 0303-30 was reviewed. The Board requested that the Association's attorney be asked to refund any possible charges to the HOA for emails pertaining to the Association's request for guidance regarding the owner's settlement offer, and that SunDay contact the attorney with the Board's decision that the owner's account total balance due could be reduced by the amount of the late fees, collection fees, and fines, but that the attorney fees and outstanding dues be paid in full.
 - C. The pending ACC bulletins regarding retaining walls and solar energy devices were presented to the Board for concurrence, after being approved by the Architectural Control Committee. The Board's concurrence was signified by the signature of the Board President
 - D. The Board discussed the appeal from Account 0213-03 regarding ACC denial for fence installation. As the owner has altered the original installation, the fence should be re-submitted to the ACC.
- VII. Robert's Pool Service – 2014 Janitorial Contract:
 - The contract for janitorial service was presented to the Board and executed by Board President Rusty NejdI.
- VIII. Community Events:
Cheryl Brewer reported that the approved Social Equipment purchases had been purchased, at a total cost of \$2,471.42. The cost of the equipment was taken from excess funds from 2013.

IX. Meeting Adjourned:

There being no further business to conduct, the meeting was adjourned at 9:11 pm..