

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 6, 2007

David Mazar called the annual meeting of the Homeowners Association of Homestead Farm II to order on March 6, 2007.

A quorum of property owners was present.

The minutes of the 2006 annual meeting, copies of the financial statements as of December 31, 2006 and the budget for 2007 were included in the handouts at the meeting check-in. A motion was made and seconded that the minutes for the 2006 annual meeting be accepted as presented. The motion carried. In addition, a motion was made and seconded to approve the actions of the Board and committee members since the last annual meeting of the member of the Association. The motion carried.

David Mazar introduced new business manager Jessica Martinez and thanked Sue Baker for years of service. Homeowners asked to vote for two association members to serve on board.

Tom Fenley, Sheriff with Arapahoe County, spoke to the homeowners about safety and recommendations to prevent burglary/theft. He talked about the importance of keeping garage doors closed, locking car doors and advised on not storing expensive electronic items in cars. Sheriff Fenley advises that all homeowners call the non-emergency number for any suspicious activity, vandalism or noise in park/trail areas after curfew hours. The city of Centennial's curfew hours (under 18) are Sunday – Thursday is 11:00 PM and Friday and Saturday 12:00 AM

The board introduced committee chair persons, prepared highlights of what each committee has done during the past year and some of the items currently in progress or under consideration for the future. The highlights are as follows:

Landscape – Bob Howey

1. Try to balance expenditures between Landscape and pool
2. Trying to solve problem of vehicles being driven on lawn near pool area.

Design Review – Mary Templin

1. Due to BFI's increased cost for trash service, the board has selected Waste Management as the new trash contractor.
2. Dumpsters in the spring (date to be determined) not intended for large item disposal. Contact Waste Management to schedule large item pick-up.
3. Xcel Energy has provided a bid to add two lights in the playground area to help with vandalism. Last year HFII expenditures for vandalism were expensive.
4. Garage doors should be closed at all times due to theft.
5. Please contact a committee member or Mary Templin if you have any questions regarding Design Review.

Pool – Sarabeth Jones

1. Solar cover on pool and pegs need replacing.
2. Discussed a possible purchase of a new awning.

Tennis – Scott Chaplick & Molly De Lorbe

1. New locks and cables will be fixed on the courts. Deferred maintenance is also a main concern for the tennis courts.
2. 17 teams lined up for the spring and summer.

Swim Team – Judy Piccone

1. Switched to Rocky Mountain League this year.
2. Coaches have been selected and online registrations begins April, 1, 2007

Membership – Mary Templin

1. Dues received from all 401 homeowners in 2006.
2. Transfer fees received from 16 home sales in 2006.
3. Dues received from 390 homeowners 11 outstanding (as of 3-5-07).

General Statistics

401 Homes (9 rentals)
16 Sold in 2006

DUES:

Homestead Farm II.....	\$595.00 (Trash Included)
Homestead Farm I.....	724.00 (Trash Included)
Heritage Green.....	545.00 (Trash not included)
Heritage Village.....	610.00 (Trash not included)
Homestead in the Willows.....	742.00 (Trash Included)
Willow Creek I	720.00 (Trash included)
Willow Creek II.....	900.00 (Trash not included)
Willow Creek III.....	948.00 (Trash Included)

Newsletter – Matt Arnett

1. Need a volunteer to handle school news.
2. Please forward all advertisements to Brent Higgin.
3. Sheriff non-emergency number to be published in Barnstormer.

Social – Karen Winfield

1. 4th of July events had an increase in participation this past year.
2. Trying to plan an Adult party and Holiday Sleigh Ride this year.
3. Need more volunteers.

Website – Bob & Ann Moore

1. Extended website contract for 2 more years ~ www.HFii.org
2. David requested budget be added to website.

Financials

Audit and budget included in handout

Law Firm Hindman & Sanchez

Renewed relationship; retainer of \$150/month

Homeowner Concerns and Questions:

1. Suggested posting signs at entrance of pool for rules on pool usage for guest.
2. Concerns of reserves not being adequate for larger expenditures.
3. Several homeowners felt that dues should increase to keep up with the cost of maintaining the ageing neighborhood.
4. Discussed an increase in transfer fees.
5. Area of grass dying needs to be addressed at the location of Kettle & Long.
6. Several homeowners stated how an increase in dues would be acceptable due to the amenities in the neighborhood.

Election of Board Members

There were no nominations from the floor for the two positions on the Board of Directors. It was moved and seconded that nominations be closed. The motion passed. Ballots were cast and collected. The ballots were counted and Ron Tryggestad and Jeff Hansen were elected to 3-year terms on the Board of Directors.

There being no further business, the meeting adjourned at 8:40 PM

David Mazar, President

Matt Johnston, Vice President

Ron Tryggestad

Jeff Hansen

Gery Palmer