

Homestead Farm II  
Minutes of Annual Meeting of Homeowners  
March 10, 2008

Gery Palmer called the annual meeting to order after it was determined that there was a quorum of property owners present.

The minutes of the 2007 annual meeting, copies of the financial statements as of December 31, 2007 and the budget for 2008 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented. 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 Association. The motion passed.

The committee chair persons were introduced. The highlights of what each committee has done during the last year and items currently in progress were reviewed. The highlights are as follows:

**Pool – David Mazer**

1. Replaced solar cover.
2. Resurfaced baby pool.
3. Repaired portable life guard stand.
4. Purchased new lane rope.
5. Replaced vandalized security cameras at pool. (replacement was paid by vandals).

Planned expenditures for 2008 will include: Deck work involving grout, caulking and tile work; purchasing additional chairs, chaises and umbrellas to replace the broken ones and potentially the addition of one more shade structure. Repainting of bathroom floors and repairing vandalism damage that occurred in December 2007 (estimated cost of more than \$5,000.00).

**Landscape - Bob Howey**

1. Added two street lights in tennis court and playground areas.
2. Resurfaced upper and lower parking lots by the pool and tennis court areas.
3. Ron Gustas and Amy Zirbel headed-up research of irrigation improvement and water conservation project.
4. Re-stained approximately half of the perimeter fence.
5. Planted 14 new trees.
6. Started pruning project of older/larger trees.

**2008 Projects**

1. Renewed Landscape / Maintenance Contract with Valley Crest.
2. Implement irrigation and system repairs/upgrades plus water conservation program through Denver Water Program.
3. Continue tree planting and pruning program.
4. Greenbelt paths/walkways; evaluate best options for replacement today and for future maintenance.
5. Evaluate the condition of the perimeter fence for re-staining needs.

### **Membership - Mary Templin**

1. Dues received from all 401 homeowners in 2007.
2. Transfer fees received from 23 home sales in 2007.
3. Dues Received from 97% of homeowners for 2008 (as of 3/5/08).

### **Design Review – Andrew Snyder / Mary Templin**

1. Dumpsters in spring (date to be determined) not intended for large item disposal - contact Waste Management to schedule large item pick-up.
2. We had to replace one shared mail box this winter. Several others need repairs or replacement in 2008. This expense is shared by the homeowners who use that specific mail box.
3. Please contact a committee member or Andrew / Mary if you have any questions regarding Design Review.

### **Newsletter**

1. Editor – Julie Westfield.
2. Advertising Manager – Brent Hicken.
3. School News – Mary Thompson.
4. Looking for an individual to take over as newsletter editor.

### **Tennis – Scott Chaplick**

1. Repaired gates, locks and hinges to prevent further vandalism and damage.
2. Repaired net (lower court), replaced all other nets and replaced damaged wind screens.
3. Purchased 1 new picnic table in 2007.
4. Purchase another new picnic table in 2008
5. Contract has been signed to re-surface all four tennis courts in 2008.
6. All Tennis, Inc conducted the youth program in 2007 & we expect this relationship to continue in 2008.

### **Social – Kristen Winfield**

1. Father's Day ice cream social.
2. July 4<sup>th</sup> Pancake breakfast.
3. Labor Day – Games & Lunch at the Pool.
4. Fall Festival.
5. Adult Party.
6. Christmas Eve Sleigh Ride.

### **Website – Bob & Ann Moore**

[www.HFii.org](http://www.HFii.org) - renewed for another 2 years

### **General Statistics**

401 Homes (9 rentals)  
24 sales in 2007, average price of \$443,000  
16 sales in 2006, average price of \$415,000.

24 sales in 2005, average price of \$471,000.  
30 sales in 2004, average price of \$392,000.  
23 sales in 2003, average price of \$338,000.  
30 sales in 2002, average price of \$377,000.

Dues

Homestead Farm II	\$625, including trash.
Homestead Farm I	\$772, including trash.
Homestead at Willows	\$815, including trash.
Willow Creek II	\$900, excluding trash.

**Election of Board Members**

There were no nominations from the floor for the one open position on the Board. It was moved and seconded that nominations be closed. The motion passed. Ballots were cast and counted. Denise McClard was elected to a three year term on the Board.