

Homestead Farm II  
Minutes of Annual Meeting of Homeowners  
March 3, 2009

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

The minutes of the 2008 annual meeting, copies of the financial statements as of December 31, 2008 and the budget for 2009 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/Liz Hanson**

1. Purchased four umbrellas and eight lounge chairs.
2. Repaired damage from vandalism in bathrooms and office.
3. Installed new cameras and alarm system to replace items destroyed by vandals.
4. There are 13 lifeguards working at the pool and all are from our neighborhood.
5. Installed new pumps for the baby pool that are compliant with the pool/spa safety act..

Planned expenditures for 2009 include no major projects but the caulking will be redone and floors in the bathrooms and office will be painted. There had been plans to resurface the pool but there are cost escalations from pool service companies probably due to consolidation in the industry so the prices are currently too high to consider the resurfacing.

**Landscape - Bob Howey**

1. Spent a net of \$14,200 on ET controllers and new heads to improve watering efficiency and anticipate receiving additional rebates from Denver Water and Willows Water of approximately \$9,300.
2. Planted 30 new trees resulting in almost 100 new trees in the last 4-5 years.
3. Had neighborhood participation in putting new safety mulch at the playground.
4. Re-bid the landscape contract resulting in a new three-year contract with Valley Crest.
5. Stained approximately 40% of the perimeter fence in 2007, and power washed and re-stained graffiti areas last year.

**2009 Projects**

1. Gain more water efficiency from the system and potentially reduce the irrigated grass areas by 25%, as desired by Denver Water.
2. No expenditures for new trees are planned, but will re-mulch tree wells and do some limited pruning.
3. Researching work needed and cost of bridge repairs.
4. The entire perimeter fence will be power washed and stained when the weather permits. The cost is about \$9,500.
5. Continue to evaluate what is the best approach to repave the walking paths. The cost to replace all needed areas is between \$100K and \$150K.
6. Planning more neighborhood volunteer projects in 2009.

### **Membership - Mary Templin**

1. Dues received from all 401 homeowners in 2008.
2. Transfer fees received from 15 home sales in 2008.
3. Dues Received from 93% of homeowners for 2009 (as of 3/2/09).

### **Design Review – Mary Templin**

1. Dumpsters in May 2009 (exact date to be determined) not intended for large item disposal - contact Waste Management to schedule large item pick-up.
2. Please contact a committee member or Mary if you have any questions regarding Design Review.

### **Newsletter**

1. Editor – Jennifer Oriel.
2. Advertising Manager – Nancy Wilcox.
3. School News – Mary Thompson.

### **Tennis – Scott Chaplick**

1. Many adult leagues, with about 55 residents participating
2. Youth program in 2008 expected to continue in 2009.
3. All four tennis courts were resurfaced at a cost of \$14,000. Expect this to reoccur about every six years.
4. An all-weather picnic table was acquired for the lower courts.
5. No significant capital expenditures are planned for 2009, but fixes to non-working gates and locks to be considered.
6. Bruce Miller coordinates reservations and the USTA membership, but is looking for someone to replace him after this year.

### **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 – Tom Oriel [www.HFii.org](http://www.HFii.org)**

**Law Firm** Orten & Sanchez - Renewed retainer at a cost of \$160/ month in 2008.  
Reconsidering whether to incur this expense in 2009.

### **General Statistics**

401 Homes (9 rentals)  
14 sales in 2008, average price of \$498,000.  
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.

Dues	
Homestead Farm II	\$650, 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. Gery Palmer and Jim Crowley were elected to three-year terms on the Board.