

Homestead Farm II  
Minutes of Annual Meeting of Homeowners  
March 9, 2010

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

The minutes of the 2009 annual meeting, copies of the financial statements as of December 31, 2009 and the budget for 2010 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented. The motion passed. 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.

Ron introduced the board members and explained that board members are elected for a three-year term with one or two members elected each year. The Board members determine which member will serve in the different officer positions after the annual meeting. He noted that an individual board member acts as a liaison with many of the homeowner committees. The following summary includes the committee chair listed first, followed by the board member liaison.

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 – Pete Stephenson/Denise McClard**

- An outside pool management company has been hired to manage the lifeguards, monitor pool chemicals, and maintain the pool equipment. This is a change from our prior procedure of using a resident to manage the pool.
- Capital improvements currently under way include new tile, coping stones and plaster. The recessed drain is being replaced with a covered channel. The pool pumps will also be replaced.
- The outside and inside of the pool house will be painted, and a non-slip epoxy finish adhered to the floor.
- In response to a homeowner question, the pool committee will look at ways to monitor outsiders using our pool.

**Landscape - Bob Howey/Jim Crowley**

- Some larger trees have been trimmed but no new trees were planted in 2009. Most new tree planting should now be completed.
- Susan Hardin has led an effort to enhance the color and ease of care to our perennial beds at the entrances. Volunteers are regularly solicited to help with these efforts.
- All the asphalt paths were replaced with concrete during the fall of 2009. This work was coordinated by Al Baker, who also did significant work on the bridges. We spent about \$100,000 on the new concrete paths, which was at least \$50,000 less than any previous bids. Al's efforts have added tremendous value to our neighborhood. Al plans to repair additional bridges in 2010.
- Due to the irrigation work done by Amy Zirbel and Ron Gustas to replace controllers and sprinklers, we had a significant savings in water usage. We continue to receive rebates due to the water savings. This is another example of your neighbors' efforts improving our subdivision in a cost effective way.

- Amy Zirbel has coordinated an initiative along the creek at the south end of the greenbelt to plant a taller blend of grasses that requires less water. This is a test area to determine if it will save water, require less maintenance, but be aesthetically acceptable. This approach will be expanded to other areas if it meets these objectives.
- The committee plans more shrub and perennial bed work in 2010 along with spreading 50 tons of crushed granite along Holly. Volunteers will be solicited to help with this work.

#### **Membership - Mary Templin**

1. Dues received from 399 homeowners in 2009.
2. Transfer fees received from 12 home sales in 2009.

#### **Design Review – Mary Templin/Gery Palmer**

1. Dumpsters in May 2010 (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.
3. Waste Management is changing our trash collection day to Monday. The last Friday pickup will be April 2 and the first Monday pickup will be April 5.

#### **Newsletter**

1. Editor – Jonathan Souza.
2. Advertising Manager – Nancy Wilcox.
3. School News – Open.

#### **Tennis – Scott Chaplick/Ron Tryggestad**

1. Many adult leagues, with about 60 residents participating
2. A survey is being conducted for the youth program to determine who would be best to run it.
3. A couple of wind screens need to be replaced on the upper courts.
4. No significant capital expenditures are planned for 2010 but the upper courts are experiencing movement and may need to be completely replaced in the next couple of years.

#### **Social – Danielle Drohan**

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

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

#### **Election of Board Members**

There were no nominations from the floor for the two open positions on the Board. It was moved and seconded that nominations be closed. The motion passed. Ballots were cast and counted. Ron Tryggestad and Matt Roth were elected to three-year terms on the Board. Jeff Hansen's board term ended with the conclusion of this annual meeting, and the full board thanked Jeff for his many contributions over the last three years.