

ANNUAL MEETING
Homestead Property Owners Association
14 March 2019
Santa Fe Ave Presbyterian Church

BOARD MEMBERS IN ATTENDANCE: Don Dawkins, President; Nancy Stark, Treasurer; Dave Morton, Secretary; Dale Srnka, Pool Manager; Flo Neal, At Large.

HOMEOWNERS IN ATTENDANCE: Homeowners were asked to sign in attendance with the records being kept by the HPOA management company.

1. Call To Order: The Annual Meeting was called to order by the President, Don Dawkins.
2. Review of the Minutes of the 6 February 2019 will be approved at the April Meeting.
3. Financial Report: Nancy Stark provided a summary of the finances as of 28 March 2019:

• Total Assets:	
Operating Account	\$17,216.50
First Citizens Money Market	\$67,679.33
Mid First Certificate of Deposit	<u>\$41,419.45</u>
<u>Total Assets</u>	\$126,315.28
• Current Liabilities	\$0.00
• Reserves:	
Retained Earnings	\$47,731.57
• Equity:	
Current Year Net Income	<u>\$78,588.71</u>
• Total Liabilities/Equity	\$126,315.28

4. President's Report to the membership
 - President reported on the following issues and questions:
 - The HPOA dues was increased to \$400.00 per year in order to accommodate a number of neighborhood projects that are going to need to be completed and the increasing costs of maintenance and utilities.
 - The President all attendees to make sure that they were aware of the covenants for the Homeowner's Association. He mentioned that the original covenants were written when the neighborhood was created. Consideration was given to having a review done of the covenants and to have them re-written. However, that is a legal process which requires a 2/3 majority approval of the homeowners and it would cost about \$15,000 in fees. Until there are some significant difficulties with the covenants, there will not be any changes soon.
 - The specific projects mentioned included: pool improvements include a shade pavilion for the kiddie pool; improvements to the playgrounds including new borders and equipment; a new water meter to decrease utility costs for the sprinkler systems and pool; the addition of new trees in the common areas;

trimming and cleaning of the green belts surrounding the ponds and other common areas in the neighborhood.

- Swimming Pool improvements over the last year included: new tile added to the restrooms, new security lights in the breezeway; rehab of the pool storage area.
- The Spring neighborhood garage sale is scheduled for April 12-13th this year.

5. Correspondence:

- One homeowner mentioned that she had a template to produce cards for inclusion in the neighborhood Welcome Baskets.

6. Nominations for the HPOA Board:

- Nominations for all board seats were opened. The following nominations were accepted for consideration at the next Board Meeting:
 - Don Dawkins, President
 - Jacqueline Mullin, Vice President
 - Nancy Stark, Treasurer
 - Dave Morton, Secretary
 - Dale Srnka, Pool Manager
 - Kristi Bacon, At Large
 - Jennifer Meyer-Conklin, At Large

7. Next Meeting:

- Monday, 8 April 2019 at the home of Nancy Stark, 1812 Natchez Rd at 7:00 p.m.

8. President adjourned the meeting.