

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

BOARD MEMBERS IN ATTENDANCE: Kristi Bacon, President; Nancy Stark, Treasurer; Dave Morton, Secretary.

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, Kristi Bacon.
2. Review of the Minutes of the 11 February 2019 will be approved at the April Meeting.
3. Financial Report: Nancy Stark provided a summary of the finances as of 28 February 2020:
 - Total Assets:

Operating Account	\$10,540.61
First Citizens Money Market	\$61,778.25
Mid First Certificate of Deposit	<u>\$41,983.58</u>
<u>Total Assets</u>	\$114,302.44
 - Following a brief discussion the budget for 2020 was approved.
4. President's Report to the membership
 - President reported on the following issues and questions:
 - The HPOA dues was increased to \$425.00 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.
 - Jeff Dutton of Urban Logging and Logistics was present provide an update on the tree trimming projects in the neighborhood. As part of the trimming UL&L is also trying to eliminate as much of the poison ivy as possible, clean out drainage areas and spillways. They have removed over 300 trees and stumps. The next job will be to pull out the trees laying in the small pond.
 - We have had significant algae problems lately in the ponds. Probably due to the runoff of fertilizer into the ponds and storm drainage from Danforth Road. HPOA has a contract with a pond management company to eliminate the algae when it occurs. The cost is \$4,500.00 per year.
 - HPOA has begun to seek out bids to correct the erosion problems around the ponds and along the bridge on Homestead Blvd. So far, the erosion remediation estimates are around \$21,000 to correct and prevent further erosion. These funds will have to be budgeted and the plan executed over the next couple of years.
 - The storm last year destroyed the shade structures at the pool. Bids have been solicited and the best price for the structures needed has been approved by the board. Construction will begin within the next week in order to complete the

project by the time the pool is scheduled to open. This will be one of the major projects budgeted for this year.

- The Keith Wolfe Memorial Tree. Sufficient funds were donated by the neighborhood and others to purchase a seven foot Arizona Cypress to be planted across the street from the Wolfe residence near the AT&T building at the corner of Natchez Trail and Homestead Blvd. A memorial plaque will also be purchased recognizing Keith Wolfe for all that he did to bring joy to the Homestead Development with his Christmas decorations each year.
- A question was raised about the possibility of reinstituting a movie night at the pool like in the past. The owners who had the equipment have moved out of state, so we no longer have the equipment to do it anymore – unless someone else has the equipment to do it. If there is enough interest, there could be a fund raiser to provide the money for the equipment. It was not considered appropriate to spend Association money for the equipment given the increasing maintenance and repair work that is anticipated over this year and next.
- The Spring neighborhood garage sale is scheduled for April 17-18th this year.

5. Nominations for the HPOA Board:

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

6. Next Board Meeting:

- Monday, 14 April 2019 at the home of Nancy Stark, 1812 Natchez Rd at 7:00 p.m.

7. President adjourned the meeting at 8:10 p.m.