

MINUTES

Homestead Property Owners Association

11 August 2020

Virtual Meeting

ATTENDANCE: Kristi Bacon (President); Dale Rogers (Vice President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary); Don Dawkins (At Large); Mario Guerrero (At Large).

Also attending: Ricky Zoellner, Lu Phillips, Brooke Roberts, David Mugisha, Peggy Dobberstein, Jennifer Meyer-Conklin, Steve Huntzman, Janet Smith, Shannon Atteberry.

1. **Call to Order:** The meeting was called to order by the President at 7:15 p.m. Meeting was delayed due to technology difficulties with Zoom.
2. **Review of the Minutes:** The minutes of the meeting held 7 July 2020 were reviewed. No changes were made.
 - Motion to approve by: Kristi Bacon Second by: Dale Rogers
 - Motion approved.
3. **Treasurer's Report:**
 - The treasurer provided a copy of the financial report to the board. As of 31 July 2020:

○ Operating Account balance:	\$ 805.00
○ Money Market Account balance:	\$ 51,595.00
○ MidFirst Band CD balance:	\$ 26,983.58
○ Pacific Premier Bank (new account)	<u>\$ 5,421.29</u>
○ Total:	\$ 84,804.87
 - There are 3 residences at the attorney's office for collection for a total of \$9,126.10. One lien was filed against a homeowner that is two years arears in dues and the HPOA is owed \$978.77. There are five other homeowners who are arears in dues for 2020.
 - Question was raised about whether or not to go through our attorney to foreclose on the 3 homeowners who are in collection. Will table until Nancy can get the information in foreclosures prospects.
 - A new financial system is going to be put in place by Neighborhood Services. The Board does not believe we need a two person system for bill payment at this time. Although, we do need to have a back-up person who can approve checks in the absence of the treasurer.
 - Motion to go ahead with the one person approval. By: Kristi Bacon, Second by: Dale Srnka
 - Motion passed
 - Motion to approve the treasurer's report: Don Dawkins, Second by: Dale Rogers
 - Motion approved.
4. **Old Business:**
 - Electrical options for Homestead entrance off of Danforth and electrical outlet for the Memorial Tree.
 - Electrician was quarantined and delayed in getting the work done. Should be done within the next two weeks.
 - Update on the Shade Structures:

- Contractor wants to bring in heavy machine to drill the holes for the posts. However, the area on that side of the pool will not support large machinery. Shannon Atteberry has a point of contact that may be able to find a hand-held auger to dig the needed holes for the posts. Shannon will contact Kristi with the information by email.
- Also need to plan out where to put the dirt and clay. Should probably look at the area between the pool and playground to put the dirt in order to help fix the erosion.
- Still trying to get the contractor to schedule the installation. The neighborhood is supposed to be notified 7 days in advance of the scheduled installation and it is anticipated that the pool will be closed for 3 days.
- If nothing is happening in the next few weeks, Nancy will contact an attorney to intercede with the contractor.
- The trapper we hired to trap the “varmint” in the pond area has not captured the animal yet. The bank is starting to erode near the den and the animal needs to be caught. Will probably need to use underwater traps. Trapper has offered to wave his fee.

5. New Business:

- Pool Repairs:
 - Water line replaced in boy’s bathroom by Jerry’s Plumbing at no charge.
 - Dale Rogers and Dale Srnka repaired the outside faucet at the pool.
- High grass on Canton Lane has been mowed.
- Replaced Flag at Danforth entrance.
- Approval review – Duck signs and possible “pet waste bag disposal dispensers”.
 - Three young neighborhood girls raised money for the “Duck Crossing” signs and are working with Metro Signs to get a quote. The girls also want to put up a sign on what to feed the ducks and geese and what not to feed them. Board approved the idea of the feeding signs.
 - If they have money left, they would like to add the pet waste bag dispensers. Would like to have permission to attach them to the No Trespassing signs. Board granted approval.
- Response for fence replacement and addition of retaining wall on Sterling.
 - Board does not believe that the covenants contain any applicable restrictions on fences and drainage. Dale Rogers asked the owner to provide a letter from his neighbor agreeing with the retaining wall. Letter to be kept with our files.
- Tree trimming – update on progress:
 - Urban Logging plans to clean the area of the East pond and then mow the area down and apply a weed killer that is safe for use around ponds.
 - Need to add sprinkler line on SW corner of East pond once the ground clearing is completed. Funds are already in 2020 budget. However, with the work needing to be continued delayed by the weather and other issues, the board agreed to delay the installation of the sprinkler system until March.
- One resident mentioned that there is a problem with a multitude of feral cats that are in their back yard. Would like for the neighbors to take care of their cats who are posing a health hazard, especially the male who continuously sprays their front porch.
 - Ricky pointed out that there is a City Ordinance that prohibits cats from running wild. The ordinance is number 7.10 - CATS. Specifically, sections 7.10.001 Cats at large and 7.10.050 Number of Cats applies.

- The resident is going to contact the city and quote the ordinance to ask them to come get the cats and fix the problem.
6. Future major projects/needs:
- Dale Rogers put together a list of projects that are going to need to be addressed in the near future. Some of the items include:
 - Repair brick wall on Homestead Blvd.
 - This may be a three-part project for 1. Tear down, 2. Removal of material, 3. Build the new wall. Would also require considerable coordination with homeowners behind the wall.
 - Could be as much as \$15,000 to \$17,000 to replace it.
 - Dale Rogers volunteered to look into options and cost.
 - Erosion Control
 - We need to get something working on the erosion as soon as possible. Would really like to get to it in 2021. Dale Rogers is going to check with engineering company to see if their last quote is still viable.
 - Spillway repair
 - May need to ask the engineers who are working on the erosion issue about solutions to the spillway repair.
 - Pond aerators:
 - This project will require further research in order to make an informed decision. The contractor who maintains our ponds may have some suggestions on how to provide the aerators and how to power them. Also some idea as to costs.
 - Playground equipment. Need an inventory and assessment for what needs to be replaced. Kristi will manage the evaluation.
 - Update of covenants for the HPOA
 - How best to get input from current homeowners
 - Review what needs to be added, adjusted and /or removed.
 - Plan of action for getting the required authorized signatures to execute. We need to have signatures of 75% of the property owners to approve any new covenants or changes.
 - Need to obtain a quote from our attorney about drafting new covenants from scratch.
7. Next meeting is scheduled for Wednesday, September 9th.
8. October meeting will be Tuesday, October 6th.
9. Meeting adjourned at 8:30 p.m.