

MINUTES

Homestead Property Owners Association

6 October 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, Shelby Roberts and Jim Kielty

1. **Call to Order:** The meeting was called to order by the President at 7:05 p.m.
2. **Review of the Minutes:** The minutes of the meeting held 11 August 2020 were reviewed. No changes were made.
 - Motion to approve by: Kristi Bacon Second by: Nancy Stark
 - Motion approved.
3. **Treasurer's Report:**
 - The treasurer provided a copy of the financial report to the board. As of 30 September 2020:

○ Operating Account balance:	\$ 3,330.55
○ Money Market Account balance:	\$ 21,601.33
○ MidFirst Band CD balance:	<u>\$ 26,983.58</u>
○ Total:	\$ 51,915.46
 - Still have money that is set aside for the shade structures.
 - There are 3 residences which are at the attorney's office for collection. The total is \$8,492.52.
 - Nancy will follow up with the attorney. One lien was filed against a homeowner that is two years arrears in dues and the HPOA is owed \$978.77. There are four other homeowners who are greater than 90 days arrears in dues for 2020.
 - Motion to approve the treasurer's report: Don Dawkins, Second by: Dave Morton
 - Motion approved.
4. **Old Business:**
 - Update on the Shade Structures:
 - Dale Srnka has tried contacting the contractor without any response. Going up to see them tomorrow to try to find out what is going on.
 - New bid requests being received to see if we might start all over, but they are in excess of \$30,000.00.
 - It has been almost a year since our down payment was made.
 - Depending on what happens tomorrow with Dale's visit, we will get back together via email to develop a plan of action to take legal action.
 - Neighborhood clean-up day.
 - The clean-up day went very well. A lot was accomplished during the event. 10-12 people showed up.
 - Landscape bid update for 2021.
 - We have received a request from one additional company to bid on the scope of work. It is a one stop shot with mowing, insect control, etc.

- It was mentioned the we should also ask for the contractor to provide a copy of the general liability insurance as part of their bid.
- Also, it would good to ask about how they intend to replace any broken sprinkler heads that are damaged by the mowers.
- Grooms was out to inspect the sprinkler system and replace some broken sprinkler heads.

5. New Business:

- Neighborhood Watch signs – discuss replacing them and placement.
 - Suggested that the signs that are worn out be replaced and moved to locations where they can be easily be seen.
 - Maybe look to see if we can put up signs that say “No Soliciting”.
- Rental properties in poor care.
 - Question raise about what, if anything, we can do about rental properties that are not kept up.

6. Future major projects/needs:

- Options for repair of the brick wall along Homestead Blvd.
 - Mario Guerrero obtained three contract bids to repair the brick wall along Homestead Blvd.
 - Bids were for \$23,200; \$14,900; and \$21,500.00
 - The scope of work needs to be reviewed in detail and see if there are items that need to be included in further negotiations.
 - Also need to put in priority order with the erosion control issues.
- 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 an engineering company to see if their last quote is still viable.
 - Need an engineering assessment to look at the areas that need to be fixed and areas with the biggest risk. Need to develop a plan of action to get it done.
 - Need to also get them to update their estimated costs.
- Spillway repair
 - May need to ask the engineers who are working on the erosion issue about solutions to the spillway repair.
- Pond aerators:
 - One bid received by TurnPro. Dale will try to reach out to other contractors to see if he can get another one or two bids.
 - Given all the other immediate issues, we need to table this item and keep on the list for future action.
- Playground equipment. Need an inventory and assessment for what needs to be replaced. Kristi will manage the evaluation. What needs to be replaced and what can be repaired.
- Update of covenants for the HPOA
 - We need to determine how best to get input from current home owners.
 - 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 Tuesday, November 10th
 8. Meeting adjourned at 8: 15 p.m.