

Minutes
Homestead Property Owners Association
10 November 2020
Virtual Meeting

ATTENDANCE: Kristi Bacon (President); Dale Rogers (Vice President); Nancy Stark (Treasurer); Don Dawkins (At Large); Mario Guerrero (At Large).

Also attending: Ricky Zoellner and Suzanne Becker

- 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 6 October 2020 were reviewed. No changes were made.
 - Motion to approve by: Nancy Stark Second by: Don Dawkins
 - Motion approved.
- 3. Treasurer's report:**
 - The treasurer provided a copy of the financial report to the board. As of 31 October 2020:

○ Operating Account balance	\$ 9,514.48
○ Operating CD Account	\$26,983.58
○ PPB Rsrv Money Market	<u>\$11,602.73</u>
○ Total:	<u>\$48,100.79</u>
 - Discussed the variance in reporting from initial budget and current accounting line items due to Neighborhood Services now utilizing TownSquare. Kristi will combine the old allocations and current into one account for easier viewing. Nancy will meet with Neighborhood Services to discuss corrections needed.
 - Motion to approve the treasurer's report: Kristi Bacon, Second by Don Dawkins
 - Motion approved.
- 4. Old Business**
 - Update on Pool shade structures:
 - Still pending updates from contractor. Board decided to table further discussion until more members were present to address.
- 5. 2021 Budget Discussion**
 - Homeowner Dues.
 - Board approved increase from \$400 to \$425 at the beginning of 2020 and advised residents at the annual meeting. This amount was confirmed. The increase adds \$6,825 to the annual budget and still keeps the dues well below average of other HOAs in the area with similar amenities.
 - Discussion on adjustments to budget items was tabled until further review with Neighborhood Services clears up confusion on current allocations.
 - December meeting required to finalize 2021 budget.
- 6. Repair and Maintenance Projects.**
 - Brick wall on Homestead Blvd – Board was asked to review quotes and weigh options for December meeting.
 - Erosion control - Dale Rogers will follow-up on previous quotes to confirm no changes. He will also inquire about utilizing rock for reinforcement and erosion control like utilized in most lakes and spillways.
 - Spillway – still needing responses from erosion control specialists for repair.

7. Meeting scheduled for Tuesday, December, 8th.
8. Meeting adjourned at 9:05pm