

MINUTES
Homestead Property Owners Association
8 December 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).

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 10 November 2020 were reviewed for any changes or additions.
 - 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.
 - Operating Funds balance: \$1,939.31
 - Reserve Money Market balance: \$11,603.68
 - MidFirst Bank CD balance: \$26,983.58
 - Total: \$40,526.57
 - Nancy pointed out that our MidFirst CD is maturing within a few days and the interest on a new CD is 0.2%. Since the interest rate is so low, consideration was given to moving the money to the money market account or a savings account.
 - A motion was made to move the money to a savings account for easy access and still be insured by the FDIC. Motion: Dave Morton; Second by: Don Dawkins; Motion approved.
 - Nancy has met with Neighborhood Services to go over the new budgeting categories for the 2021 budget to reconcile the previous budgets with the new categories.
 - It was also recommended that we go ahead budget around \$22,000.00 - \$25,000.00 to repair the brick wall along Homestead Blvd. (See detail under item 5)
 - Carry over the remaining money from the item to complete the Pool Shade Structures to the 2021 budget.
 - If we get any appreciable savings from the repair of the brick wall, we can begin to start to fix the pond erosion problems in 2021
 - Nancy also reported that the dues invoices would be going out from Neighborhood Services soon. Dues are for \$425.00 annually.
 - Motion to approve the treasurer's report by: Nancy Stark; Second by: Kristi Bacon; Motion approved.
4. Old Business:
 - Light for Homestead Sign at Santa Fe entrance. Two options were discussed. One, being to replace the lights with LED lights that are plugged into a socket. Two, being to replace the lights with two LED, solar powered lights which can be installed without the assistance of an electrician. The decision was made to go with the solar powered LED lights which would save to cost of an electrician and replacing current lights with wired lights. Dale Rogers agreed to install the new lights.

- The overhead lights in the breezeway of the pool house are no longer working. There is a possibility that it may be a bad breaker in the circuit. Dale Srnka agreed to take a look at it and determine if it is a breaker issue or whether the lights need to be replaced.
 - Pool Shade Structures. Kristi spoke with the company that is to build the new shade structures for the pool. The person she spoke to indicated that they are trying to find a sub-contractor to drill the holes in the concrete for the support posts. This is almost one year since the board paid the \$9,000.00 deposit to get the job started. Dale Srnka will make a personal visit to the office to try to speak with the manager about getting the job completed.
 - Don Dawkins made a suggestion to request free trees from the City of Edmond that we can plant along the west side of the pool fence to provide shade to the pool. It would be several years before the trees were large enough to provide much shade and if the trees were planted before the contractor finishes the shade pavilions, we might have to remove the trees to finish the shade pavilion job.
 - Keith Wolfe Memorial Tree and Plaque. Lights have been placed on the Keith Wolfe Memorial Tree. A suggestion was made that we put some solar powered LED lights up to illuminate the plaque in front of the tree. The idea was approved by the board if there are sufficient funds left in the Memorial Fund.
5. Large Repair and Maintenance Projects that need to be done.
- Repair of the Brick Wall along Homestead Blvd.
 - The board considered the repair of the brick wall as a top priority because of the potential safety issues with the leaning wall.
 - Mario has received a several quotes to repair the wall and the board will need to make a decision in January to accept one of the quotes.
 - The board also discussed that the best probably solution would be to tear the current leaning wall down and build a better footing to support the newly constructed wall. Adding an additional pillar was also discussed because the cost was unknown the board decided to consider adding it to the awarded contract depending on the cost.
 - Solve the bank and ground erosion issues around both of the Homestead area ponds.
 - Dale Rogers will follow up with a contractor who would provide large boulder type rip-rap to install along the areas of the ponds that are eroding away.
 - The need to get started on the erosion issue as soon as possible was agreed upon, but the brick wall will have to take priority. However, there may be a way we can break down the “fix” to the erosion problem into manageable pieces that we can pay for as we have the funds available.
 - It was also pointed out that we have four street light globes that need to be replaced. The globes will cost \$100.00 to \$125.00 each to purchase. One globe, which shot up with an air rifle, has been temporarily repaired with plastic tape to keep the water out, but it needs to be replaced as soon as possible. Don Dawkins will check on the price.
6. Next Meeting: January 12, 2021 at 7:00 p.m.
7. Meeting adjourned at 8:20 p.m.