

MINUTES
Homestead Property Owners Association
12 January 2021
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, Sing Tay, Carisa Kent

1. **Call to Order:** The meeting was called to order by the President at 7:04 p.m.
 - **Review of the Minutes:** The minutes of the meeting held 8 December 2020 were reviewed.
 - Motion to approve by: Dale Rogers Second by: Kristi Bacon
 - Motion approved.
2. **Treasurer's Report:**
 - The treasurer provided a copy of the financial report to the board. As of 31 December 2020: (Pacific Premier Bank)
 - PPB Operating Account balance: \$ 23,689.23
 - PPB Money Market balance: \$ 11,604.67
 - Midfirst Bank Savings account: \$ 26,983.58
 - Total: \$ 62,277.48
 - A reasonable number of dues payments for 2021 have come in so far. Still trying to get the delinquency report via Town Square model. Nancy intends to meet with the attorney's office to review all the collection actions currently in process. Will wait until February to add any additional delinquencies after board review.
 - Still having some issues with the financial reporting formats being provided by the new system used by Neighborhood Services.
 - Contract with Grooms was renewed. Costs for labor are the same as last year.
 - Have not received a bid from Aztec Lawn Services for 2021 yet.
 - Motion to approve the treasurer's report: Kristi Bacon, Second by: Dave Morton
 - Motion approved.
3. **Old Business:**
 - Update on the Shade Structures:
 - Dale Srnka reported back on their efforts to get the contractor to complete the project and not more excuses. So far, they have not been responding to emails or phone calls. Dale will try to make another visit in the next two days. He will inform them that unless they come up with a solution, we will have to seek legal action.
 - Board will make a decision on legal action at next meeting.
 - Brick wall update//proposed plan:
 - Met with another contractor and examined from the owner's side of the wall. The contractor mentioned that a slight design modification to allow for better expansion around the curve. It may require the addition of two additional columns. Contractor

- said that he would also add additional conduits and weep holes to allow for better drainage. May need to ask owner to eliminate the mature trees next to the wall.
- Board asked to have the work needed for the repairs to be put into a scope of work with the costs so that we make a decision.
 - Erosion control update/proposed plan:
 - No additional information on the company that was called to look at the erosion issue. Just adding rock might not solve the problem. An engineering plan is needed before any rock can be added. The contractor also mentioned that he could put rock at the end of the spillway to stop some the erosion. When adding the rock, a membrane needs to be added to prevent water from getting behind the rock. Once the membrane is laid, the rock will have to be graduated from small to large to help prevent water penetration.
 - Another option is to add a fiber backing and backfill the erosion area. 100 to 200 foot for about \$25,000.00 to fix it. (look at minutes from 1 ½ years ago for the details.)
 - Tree Grant with City of Edmond:
 - Seven, 15 gal. Shumard Oaks with tree gators.
 - The trees are to be planted along neighborhood trail (from pool to just east of Homestead Blvd.)
 - Delivery Date – TBD
 - Lamp post light covers along the pond walkway:
 - We need four globes at the cost of \$120.00 each to replace the covers on the light poles.
 - We might need to wait until we see what our budget will allow. It would be nice to have them in March.
 - Motion to order the light globes in February by Nancy Stark. Second by: Don Dawkins.
 - Motion passed.
 - Light options for Santa Fe entrance:
 - Dale Rogers reported that the lights have been fixed at the Santa Fe entrance.
 - South light on the pool breezeway has been replaced. We might need to replace the second on with a dusk to dawn LED light fixture.
 - Dale Rogers will look at price to put lights on the memorial tree. Nancy Stark motion, Dan Dawkins second. Motion approved.

4. New Business:

- Options for annual neighborhood meeting.
 - Require masks for the meeting and social distancing. Suggested to check with the Santa Fe Prsbyterian to see if we can use the building for our meeting. Nancy was asked to check with the Church.
 - The annual meeting does not have to be during a set month, but a meeting the in the first quarter of the year is preferable. March was preferred, but April is an alternative depending on the covid-19 situation.
 - Brief discussion about the possibility of a homeowners assessment for large projects like repairing the wall along Homestead Blvd and repair of the erosion issues along the dam. A quick review of the By-Laws and Covenants allows for an assessment to be made. However, raising the dues may be a better alternative. No decision was made.

- 5. Next meeting is scheduled for February 9, 2021**
- 6. Meeting adjourned at 8:20 p.m.**