

MINUTES
HOMESTEAD PROPERTY OWNER'S ASSOCIATION
ANNUAL MEETING

23 March 2023

Santa Fe Presbyterian Church

Board Members in Attendance: Kristi Bacon (President); Dale Rogers (Vice President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary). Absent: Don Dawkins (At Large) and Mario Guerrero (At Large).

Also in attendance were home owners in the Homestead community. An exact listing is available through Neighborhood Services.

1. Call to Order: The meeting was called to order at 7:02 p.m. by the President.
2. The minutes for the 9 February 2023 Board meeting were approved.
3. President's Report: The President provided a report of last year's activities and reviewed the 2023 budget.
 - A copy of the 2023 Budget was provided to the attendees who were home owners in the Homestead Community.
 - Contractor services for lawn care and maintenance of the common areas has increased significantly from the previous years. The Board has contracted with Pitzer Landscaping Services to try to consolidate all of the lawn care, landscaping, sprinkler system maintenance, pest control and weed control into a single contract. Last year's experience with using the lowest bidders was a failure and hopefully this new contract will provide better services to the neighborhood.
 - Pond maintenance is another issue of concern. The Board is exploring ideas to go to a more environmental friendly plan of algae control is looking to replace the current contractor who uses only chemical control.
 - The Brick wall along Homestead Blvd is in need of repair. A bid has been accepted from one company to repair the wall where an automobile struck the wall. One difficulty is finding a red brick of the same color to repair the wall. Once a brick has been found that the Board believes will be acceptable, the contractor will start the work. There is one other area in the wall that is going to have to be repaired before too much longer.
 - Northwest Pools has been contracted with again this year to provide pool operation services including providing lifeguards. Last year the lifeguards prevented the possible drowning of two youngsters. Homestead is one of the few area pools with lifeguards. The Board believes that lifeguards are important and will continue to use them.
 - The project begun in 2019 to remove the red cedars from the common areas and smaller (less than 3" diameter) saplings and undergrowth was finally completed the first part of 2023. Some questions remain about the acceptability of the final results of the mulching. Urban Logging is looking at the work done for Mulholland to see which possible solutions can be applied in Homestead.

4. Results of neighborhood project poll: A poll was sent out by email and on the Facebook page concerning the priority of future projects for the neighborhood. A total of 83 responses was received.
 - The poll results were as follows:
 - Brick repairs for the wall along Homestead Blvd.
 - Security cameras for the pool parking lot and pool area.
 - New playground equipment.
 - Erosion control around the ponds especially along the bridge on Homestead Blvd.
 - Bubble aerators and fountain for the pond.
 - The Board will use the poll results in considering future funding for these projects.
5. Questions and Answers Session:
 - Can mesh be put over the rocks along the pond to keep the stones in place?
 - Is there a landscaping plan to replace the dead trees, especially around the pond?
 - Do we have a mowing schedule yet from Pitzer's?
 - What are the parameters for the Reserve Fund? How much money to maintain and when to use it?
 - Has the Board has raised issues with the city over the poor maintenance of Homestead Blvd, with its large cracks in the pavement which needs to be filled and sealed?
 - Is there a way to reduce the large turtle population in the pond areas?
 - The Homestead Spring Garage Sale will be held April 28th and 29th.
6. Nomination for Board Membership:
 - Two current board members wish to resign from their positions: Dale Rogers, current Vice President and Mario Guerrero, current At-Large Member. The President mentioned their hard work on the board especially in the area of contract administration and repairs to the brick wall. Both will be missed. The President thanked them for their dedicated service to our community.
 - Don Dawkins was nominated for the position of Vice President. Suzanne Becker was nominated for At-Large position on the board. According to the Bylaws the Board will vote on their nomination at the April board meeting.
7. The meeting was adjourned at 8:19 p.m.