

**HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

JUNE 28, 2006

MINUTES

PRESENT:

Jay King, Irene Donelan, Ron Walker and Jimi Halstead

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:00 p.m. A quorum was established.

APPROVAL OF MAY 24, 2006 MEETING MINUTES:

It was moved by Jay King and seconded by Jimi Halstead to approve the May 24, 2006 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A homeowner present stated they were unhappy about waiting for the new address signs from Gardner Painting since they had already paid the bill last fall. Irene stated she would follow up the Jim to find a status of the signs.

A homeowner present had a question about the budget and tree spraying and asked if the streets could be swept.

A homeowner present voiced his concern about the condition of several of the lawns along East Irish Place. The Board stated that letter had gone out to the owners and that several had complied and many had not responded. Those that had not responded will receive a fine letter.

A homeowner present thanked the newsletter committee for the nice job they did on the newsletter.

FINANCIAL REPORT:

Jay King reviewed the financial statement with the Board. The only category that really stood out was water, and Jay asked Nikki to make sure that JBK is not over watering and to cut back the clocks if necessary. The water bill will be high again once the seeding of Jersey and some other common areas is done as the water will have to run 2 to 3 times a day for several weeks.

COMMITTEE REPORTS:

Painting:

Irene Donelan reported that Gardner has done a great job on the latest phase of painting and that only one complaint has been received so far.

Landscape:

The Board instructed Nikki to send fine letters to any owners who did not respond to the initial letter mailed out asking them to replace the dead sections of their lawns.

The Board reviewed two bids for re-seeding and re-sodding several of the common areas and unanimously agreed to go with the original bid from JBK Landscape and to do seed instead of sod due to the cost.

Pool:

Leslie Goldsberry reported that the gate to the pool had been damaged but was fixed and is in good working order. She will speak to Joe from Pool Tech regarding the timer on the pool lights as they are coming on too late in the evening and it's very dark in the pool area.

Design Review:

8 requests were received by the committee since the last Board meeting. All were approved with the exception of one due to fence height concerns.

Streets:

A claims adjuster from the insurance company for the trash company finally visited the area to assess the damage. No check has been received yet from the insurance company, but Nikki will update the Board as soon as something is received.

OTHER BUSINESS:**Bid for Hand Rail Repair:**

The Board reviewed two bids for a hand rail repair that needs to be made at the corner of Irish and Jersey. The railing sits on the common sidewalk and therefore the Board agreed to pay for the damages caused by a car hitting the railing. It was moved by Ron Walker and seconded by Jay King to approve the bid for Stefco, Inc. for a cost of \$1,100. When the railing is repaired the bottom two posts will be moved up to the step belonging to the owner so that the Association will no longer be responsible for car damage to this hand rail. Motion carried unanimously.

Dog Stations:

The new dog stations have been a success, so much so that it seems half of homestead farm is using them. Nikki just made the Board aware that they will be buying many re-fill bags due to the high volume people using the pet stations.

New Volunteers:

Mary Gottlieb, Sue Kern and Patty Bixler will be heading the new Social Committee and already have several events planned.

Barking Dogs:

Something about barking dogs will be put in the next newsletter so that owners know they should call Arapahoe County Animal Control when there is a barking dog problem around them.

Parking:

A reminder to all residents that overnight parking on the streets is not allowed. There is no parking on the west side of Ivanhoe at all and parking on the east side is for eight hours at the max. Recently there are several residents who are breaking the parking rules.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:40 p.m.