

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
HELD
June 29, 2016**

A meeting of the Board of Directors of the Parker Homestead Homeowners Association was called and held on Wednesday, June 29, 2016 at 5:30 p.m., at 11803 Murrelet Street, Parker CO 80134.

Call to
Order

The meeting was called to order at 5:36 p.m. by Director Giambrocco. Directors Giambrocco, Hunter and Guyer were present.

Approval of
Agenda

After discussion the Board decided to amend the agenda to include the following items in New Business section: B. Potential Pocket Park, C. Speeding, D. Association Relationship, and E. Website. Upon motion duly made by Director Giambrocco, seconded by Director Guyer and, upon vote unanimously carried, the Board approved the Agenda as amended.

Public
Comment

A homeowner requested details regarding the condition of damaged sidewalks within the Community. Ms. Herman stated she will notify Lennar Homes of the Community's concern.

Administrative
Matters

- A. Review and Consider Approval of March 16, 2016 Regular Board Meeting Minutes and accept March 16, 2016 Special Election and Budget Ratification Meeting Minutes.

After discussion and upon motion duly made by Director Hunter, seconded by Director Guyer and, upon vote unanimously carried, the Board approved the March 16, 2016 Regular Board Meeting and accepted the March 16, 2016 Special Election and Budget Ratification meeting minutes.

- B. Review and Ratify/Approve Claims

After discussion and upon motion duly made by Director Guyer, seconded by Director Hunter and, upon vote unanimously carried, the Board ratified and approved the current claims.

- C. Review and Accept March 31, 2016 Financial Statements

After discussion and upon a motion duly made by Director Guyer, seconded by Director Hunter and, upon vote unanimously carried, the Board accepted the March 31, 2016 Financial Statements as presented.

D. Review and Consider Approval of Legal Services Proposals

This item was tabled for further review of the proposals.

E. Review and Consider Approval of Bill.com

The Board requested Ms. Herman provide additional details regarding the cost to utilize Bill.com for the Board to more accurately consider the program.

F. Review and Consider Approval of Landscape and Snow Removal Services Proposal

Following review and upon a motion duly made by Director Guyer, seconded by Director Hunter and, upon vote unanimously carried, the Board approved the proposal from Peak Services for 2016 Landscaping and Snow Removal Services.

G. Review and Consider Approval of Audit engagement Letter from Michelle Giometti.

After discussion and upon motion duly made by Director Giambrocco, seconded by Director Guyer and, upon vote unanimously carried, the Board approved the audit engagement letter from Michelle Giometti.

New Business

A. Architectural Review
a. Draft Design Guidelines

This item was tabled.

B. Potential Pocket Park

Ms. Herman provided details regarding a potential pocket park in the Community open space near 11801 Phoebe Street. The Board agreed to decline the offer to install a new pocket park in the Community due to increases in maintenance and insurance costs.

C. Speeding

The Board discussed the issue of construction vehicles speeding. Ms. Herman stated the streets are owned by the Town of Parker and homeowners who are witnessing issues of speeding are requested to contact the Sheriff's office to report the incident.

D. Association Relationship

The Board requested an update regarding Ms. Kristi Balken's offer to speak with the developer at the Heirloom Community to discuss the potential of Parker Homestead Homeowners being able to utilize the Heirloom Community Pool. Ms. Herman stated she would contact Lennar to determine the status of this discussion.

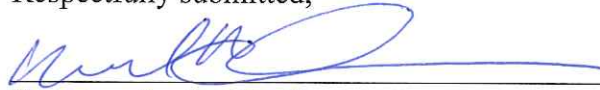
E. Website

Ms. Herman reported the Association website is officially online. She stated a flyer will be included in the next assessment statement to notify homeowners.

Next Meeting The next regular Board Meetings will be held on the week of October 19th and December 7th. They will be held at 5:30 p.m. and located either at the Church, in Parker or in Castle Pines.

Adjournment Upon a motion duly made by Director Guyer, seconded by Director Hunter and, upon vote unanimously carried, the Board adjourned the meeting at 7:39 p.m.

Respectfully submitted,



Secretary for the Meeting