

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 13, 2020 – Unofficial Minutes

CALL TO ORDER: President, Jamie Von Feldt, called the meeting to order at 6:34 p.m. The meeting was conducted via video conferencing. Board Members present were Emily Maxfield, Ross King and Bruce Thorne. Also attending were Business Manager, Katie Kidwell; and Social Committee Chairpersons Lauren Francis and Kelly Kane. Prospective Board Members Shane Meakim and William Cryer were in attendance and homeowners Nathan Couch, J.P. Lawless, Brian Francis, Jeff Johnson, Brett Shrewsbury and Mike Washer also attended a portion of the meeting.

SWIM TEAM: The Swim Team provided a written report stating that planning was currently on hold until the length of the Stay-at-Home order was known. The parent reps hope they will be able to begin practices on June 1st and have a shortened swim meet season.

SOCIAL COMMITTEE: Kelly Kane reported that the Food Truck Fests will be pushed back until the Stay-at-Home order is lifted. The Food Truck vendors have offered to provide food trucks during the quarantine by allowing homeowners to text in an order and receive a text when the food is ready. Discussion followed regarding notifying the community about this option using the Homestead Herald and newly created Homestead Facebook Page. Lauren reported the Homestead Facebook page would be dedicated to publicizing events in the neighborhood. The HOA would not control content and Emily agreed to prepare a disclaimer to post that the HOA did not endorse the content on the page. The Social Committee also planned to run an ad in the May Homestead Herald about ways residents could show their appreciation for Covid-19 essential workers. The Board congratulated the Social Committee on the success of the Bunny Hunt held in lieu of the annual Easter Egg Hunt.

MANAGER REPORTS

1. **POOL:** Front Range Recreation provided a written report announcing the company was proceeding as if the Stay-at-Home order would be lifted in time to open pools for Memorial Day. Should that not occur, FRR was flexible about operating on a shortened season. Should the pools remain closed all summer, the Board is contractually obligated to pay FRR a portion of the management fee to cover incurred costs such as insurance, dewatering, staffing and maintenance. The Board agreed unanimously that such a payment would be appropriate. New furniture would be distributed to the West Pool and the usable furniture at that location would be re-distributed among the North and South Pools. All approved reserve items had been completed.
2. **LANDSCAPE:** Manager Nancy Bauer provided a written report. The 2020 tree maintenance was complete and Colorado Designs had completed their spring cleanup and fertilization of sod. The sod on the north side of the South Pool died again and Nancy was treating it for insects and lack of water. If it does not revive she suggested removing it altogether and replacing with a shrub bed and wood mulch which would be more cost effective. The Board directed Katie to ask Nancy to obtain a soil sample of the area to ensure it wasn't poor soil causing the sod to fail. Repairs had been made to the perimeter fence and painting would begin in late April.
3. **TENNIS:** Manager Jill Ellsworth submitted a written report. The electronic lock on the South Tennis Court gate had been repaired and she was still researching the best method of repair for the retaining wall between the upper and lower North Courts. Jill reported hearing from many homeowners who wanted the community tennis courts to remain open. Several of the homeowners who joined the board meeting weighed in with their support of keeping the tennis courts open so that families could play together. The Board discussed whether the Tri-County

Stay-at-Home order applied only to public facilities and under what circumstances it would be appropriate for the courts to remain open. The Board directed Katie to check with the Association attorney to determine if the HOA was exempt because the Association property is privately owned. The Board then discussed installing signs at the courts and playground reminding owners that usage was at their own risk. No decision was made pending the response from the attorney.

4. BUSINESS: Katie reported on dues collection and the number of owners who had yet to pay the 2020 assessment. Bruce moved and Emily seconded a motion to transfer the budgeted \$247,599 in approved reserve fund expenses from the operating account to the reserve fund. The motion passed unanimously. Two homeowner requests regarding widening an intersection and how an owners fine payment should be spent were denied. The cost of the North & South Pool restroom remodels was more expensive than budgeted because the City of Centennial was requiring that the North Pool be updated to ADA standards. Katie had received one quote and was looking for a second commercial contractor who was willing to bid on the job. Work would begin after the pools closed for the season. The wooden pergola's at the South and West pools had been removed. New fabric shade awnings would be installed when ready. The Memorial Playground at the North Pool was scheduled for inspection in late April.

HOMEOWNER COMMENTS & APPEALS:

Two homeowners had approached the Board for payment plans because they had recently lost jobs or had been furloughed due to the Covid-19 shutdown. Emily moved and Jamie seconded a motion to approve payment plans for accounts 872 & 708. The motion passed unanimously.

Two requests for deferrals on driveway replacement were tabled until the May meeting

ACC/TASKFORCE REPORT: The ACC committee submitted a request that the Board approve a new entry door style and parameters for homeowners building enclosures for the new larger trash containers. Bruce moved and Donald seconded a motion to approve the entry door style and trash enclosure language. The motion carried. Two other style requests were tabled until the May Board meeting. The Board discussed how to process ACC applications during the Stay-at-Home order. Most applications were not approvable via email because they contained sample materials, paint chips, or detailed architectural plans. To meet at the office and review applications is a direct violation of the Stay-at-Home order and the majority of the committee favored pausing until the order was lifted. However, many homeowners wanted to proceed with home improvements while under the quarantine. Three members of the committee were willing to continue processing applications if provisions could be made that complied with the Stay-at-Home order. The Board agreed it would be a service to some homeowners if applications could be approved. The Board directed Katie to work with the volunteers to arrange ways the applications could be evaluated.

FINANCIAL REPORT: March expenses totaled \$97,560 and included \$35,469 (\$24,595 for perimeter fence repairs) for Land Maintenance, \$51,792 of Administrative expenses (including \$44,293 for liability insurance) and \$9,563 for Trash & Utilities.

APPOINTMENT OF NEW BOARD MEMBERS: Two homeowners, William Cryer and Shane Meakim volunteered at the Annual Meeting to serve on the Board of Directors. Bruce moved and Emily seconded a motion to

appoint William and Shane to the available Board positions so that Jamie Von Feldt and Emily Maxfield could end their terms as scheduled. The motion passed unanimously.

At 9:43 pm, Bruce moved and Ross seconded a motion to adjourn to executive session for the purpose of discussing advice from legal counsel. Motion passed. Jamie moved and Emily seconded a motion that the Board return to regular session at 9:49pm. Motion passed.

OLD BUSINESS: Discussion of Social Media and Sponsorship policy feedback from the Association attorney and auditor was tabled until the May meeting.

NEW BUSINESS: Dumpster Day – tabled until May meeting

Landscape access via HOA owned greenbelts – tabled until May meeting

Pickleball requests – tabled until May meeting

ACC Fine Policy – tabled until May meeting

ADJOURNMENT AND CALENDARING: The meeting adjourned at 10:04 pm. The next regular Board Meeting will be on Monday, May 11th, at 6:30 p.m. at the Business Office.