

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting November 9, 2020 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:33 p.m. Board Members present were Will Cryer, and Shane Meakim. Bruce Thorne attended via Zoom. Also attending were Business Manager Katie Kidwell and 2021 Swim Team Representative Tiffanie Lenderman. Landscape Manager Nancy Bauer attended via Zoom.

MINUTES: The minutes of the October 12, 2020 regular meeting and October 25, 2020 budget meeting were approved as read.

SOCIAL COMMITTEE: The Social Committee submitted a written report suggesting a caroling activity for the neighborhood. The Board approved the request and homeowners should look for details in the December Herald.

SWIM TEAM: Parent Rep Tiffanie Lenderman introduced herself to the Board. She informed the Board that Swim Team would run ads for coaches in the December Herald and plan to interview over the holiday break. Many of the 2020 coaches have already indicated they would like to return for 2021.

The Board took a moment to acknowledge the email of appreciation from the ACES Swim Club. The club was very grateful to Homestead for granting them a place to continue to hold practice while indoor pools remained closed due to the pandemic. Many swimmers live in Homestead and their parents as well as the Homestead early morning lap swimmers enjoyed the extended access to the pool.

MANAGER REPORTS

1. **POOL:** Pool Manager, Jaylene Jones submitted a written report. The North Pool winterization was completed on November 6, 2020. A final walk-through was pending now that ACES had finished using the facility.
2. **LANDSCAPE:** Manager Nancy Bauer reported that Colorado Designscapes had completed their first fall cleanup. The irrigation system had been winterized and shrubs were cut back on Easter Avenue near the North tennis courts to make a crosswalk more visible. Nancy informed the Board that there had been three accidents which damaged various sections of the perimeter fence. Only one of the drivers reported the accident and assumed the financial responsibility for repairing the fence.
3. **TENNIS:** No Report.
4. **ACC/TASK FORCE:** A written report was submitted. Two new volunteers have joined the ACC and the committee processed 26 applications in October. 50 Driveway replacement letters had been verified by Board Members and mailed to homeowners for replacement by 2023. The Board briefly discussed adopting HOA software that had features for the ACC and Covenant Violation process and could help conserve costs. With the software homeowners would have an option to submit some ACC requests online and homeowners could also opt for email and paperless communications saving the HOA money in both postage and admin costs.
5. **BUSINESS:** Katie reported that the West Pool restroom rebuild was complete and the HOA had been reimbursed for the Ladies room portion. Both asbestos and black mold were found in the men's restroom and

the HOA paid close to \$41,000 to mitigate and rebuild the men's room. Katie notified the Board that effective January 1, 2021, the HOA will be charged for locate tickets whenever utilities need to be marked. Colorado law requires any contractor who digs on homeowner or HOA property to file a locate request. The HOA has to respond to each request at a per – ticket cost. The admin budget has been increased for the expected charges. A resident who backs to Homestead Parkway had asked the Board if they would allow them to increase height of the perimeter fence on their property to six feet to match the section that backs to the Parkway. The Board agreed to the change pending approval from the ACC regarding style and materials. As part of the 2021 reserve expenditures the Board agreed to upgrade the North Pool restrooms to accommodate the larger crowds the facility often experiences. An additional toilet stall will be added to each restroom, the water line size will increase to allow for flushometer toilets, and the restrooms will be modified to be ADA compliant. Work will probably begin in January once architectural and mechanical drawings are complete and a permit obtained.

HOMEOWNER COMMENTS & APPEALS: Account 866 appealed to the Board regarding a fine received for missing deadlines and failing to respond to requests to replace the shutters and improve the condition of the yard. Donald moved and Will seconded a motion to uphold the accumulated fines. The motion passed unanimously. Account 872 appealed to the Board to waive the fine incurred when his driveway was not replaced by the October 1 deadline and no ACC application for the work was submitted. Donald moved and Will seconded a motion to uphold the fine. The motion passed unanimously.

FINANCIAL REPORT: Treasurer Bruce Thorne reported to the Board that he was moving the reserve fund to Vectra Bank where the yield could be slightly increased. Expenses for October totaled \$91,562 and were comprised of \$9,788 in Pool expenses, \$50,854 for Trash and Utilities (including a \$39,120 water bill), \$20,686 for Land Maintenance and \$7,352 of Administrative expenses.

OLD BUSINESS: The Board members reviewed the Governing Documents regarding political signs and the existing penalties for architectural and covenant violations. Homestead's policy regarding political signs is similar to current Colorado law and Donald agreed to draft language for the Residential Improvement Guidelines so that the policy matches state law. The Board discussed changes to the homeowner appeal process, the amount of time homeowners have to respond and cure violations, and possibly increasing fines for non-compliance. No final decisions were made.

NEW BUSINESS: Member at Large Will Cryer will explore the PayHOA software further and the Board members discussed potential new board members to replace Ross King and Bruce Thorne whose terms end in March 2021. Homeowners interested in serving on the Board of Directors should call a Board Member or the Business Office to volunteer.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:53 pm. The next regular Board Meeting will be on Monday, January 11th, at 6:30 p.m. at the Business Office.

