

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting August 9, 2021 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther called the meeting to order at 6:30 p.m. with Secretary, Shane Meakim; Landscape Manager, Nancy Bauer; Pool Manager, Eli Schaegel; Tennis Manager, Jill Ellsworth; Business Manager, Katie Kidwell; ACC Admin, Nancy Parker and Swim Team Parent Reps, Tiffanie Lenderman and Whitney Albro. Vice President, Chris Evans; Treasurer, Kelly McCormick; Member at Large, Will Cryer and Social Committee Member, Kelly Kane attended the meeting via Zoom. Homeowner Dan Raabe also attended a portion of the meeting.

MINUTES: The minutes of the July 12, 2021 regular meeting were approved as read.

RETRACTION:

The minutes of the July 12, 2021 meeting published in the August edition of the Homestead Herald contained an error. In the section “Board Action Outside of Meeting,” the minutes state that, on July 8th, the Board voted to exempt Board members and their partners from mandatory volunteer hours on other HOA activities or committees. That vote was not valid under Colorado law, which requires the Board to adopt new rules in open Board meetings. An action item concerning exempting Board members from mandatory volunteer hours will be on the September 13th regular meeting agenda. Homeowners are invited to attend in person or via Zoom.

Notes taken during the Board gathering on July 8th are a re-cap of the Board’s conversation but do not constitute “minutes” of a Board action because no valid action of the Board occurred.

SOCIAL COMMITTEE: Kelly reported that although National Night Out got off to a slow start due to a rain shower, the second hour was successful with many families connecting and visiting with each other and the Arapahoe County Sheriff officers who were present. Saturday, August 7th was the last Sweet Truck Saturday but the Food Trucks will continue through the year on the 2nd and 4th Thursdays at the North Pool. Music in the Park is scheduled for August 26th at the North Pool. Details are in the August Herald.

SWIM TEAM: Parent Rep Tiffanie Lenderman gave a wrap up report of the Hurricane season. 200 swimmers participated and Homestead won the RMSL finals. Tiffanie reported the Swim Team was disappointed to learn that Board members and their spouses could opt out of volunteer hours if their children participated in Swim Team. The Board and Swim Team agreed to continue the discussion at a later date.

MANAGER REPORTS

1. **POOL:** Manager Eli Schaegel reported that someone had opened the Xcel power box at the North Pool and shut off the main electricity to the area. He suggested putting a lock on the box to avoid this in the future. The Board and Front Range discussed the Board’s decision to keep the North Pool open for resident swim on weekends through Labor Day instead of closing the pool as usual on August 15th. They also considered a request to allow lap swimmers to continue lap swimming through September but no decision was made.

2. **LANDSCAPE:** Manager Nancy Bauer reported that perimeter fence repair and painting was complete for 2021 and cost \$46,000, under the \$52,000 budget. Nancy had four Honey Locust and two pine trees removed and 21 trees pruned. Two homeowners had contributed trees to the Save Our Shade program that was advertised in the

August Homestead Herald. Another homeowner had made a partial donation. Nancy informed the Board that it would cost approximately \$10,000 to remove the nine large juniper shrubs along the South Pool parking lot and to raise the skirts on two spruces in the area. This was in response to the Arapahoe County Sheriff's Office's recommendation on how to curb the noise, vandalism and loitering after hours in the area. Donald moved and Will seconded a motion to have the shrubs removed. The motion passed unanimously. WaterKetch had installed a new drip line to water the Ginella Maples along Quebec Street. The funds for that expense came from the sprinkler renovation budget.

3. TENNIS: Manager Jill Ellsworth reported that the South Tennis Courts would need resurfacing next year and that vandals had burned the windscreen on one of the North Courts. The pickleball players have asked for year round, on-site storage for their equipment. Jill and the Board discussed using a closet at the West Pool, but it would require access to the pool area even when the pool is closed for the season. No decision was made. Jill reported receiving several calls from homeowners who would like the ability to reserve time to play their tennis league make-up matches. The Board agreed a reservation system would be too difficult to implement and manage. The Board noted that players can find the court schedules online, or on the court gates and schedule their makeup matches around the blocked off league times. The Board expressed regret that some homeowners chose to vent their frustration on Jill.

4. ACC/TASK FORCE: ACC/Taskforce Admin Nancy Parker discussed various extension requests. The Board agreed that if homeowners want to incorporate repairs cited in 2021 into larger projects they hope to complete in 2022, then the HOA needed a firm commitment that the larger project would occur. The Board stated that the 2021 deadline would remain in effect until the HOA was presented with concrete evidence of the larger project in the form of an ACC application. Homeowners had the choice of either completing the work cited by the 2021 deadline or submitting a firm plan (ACC application) with a project finish date. Fines for failing to complete cited work would apply until a request for an extension was submitted with an ACC application.

5. BUSINESS: Katie reported that a wrap-up meeting between Swim Team, Social Committee, Front Range Recreation and the Board had been scheduled for late September. The Board approved the purchase of signs for the greenbelts that state "No forms of motorized transportation allowed on common area property" to be mounted on the dog waste stations or independently throughout the property. Katie reminded the Board that they had planned to review the standard letters the HOA sends to homeowners regarding covenant or Task Force violations. The Board also discussed changing the process for appealing covenant violations or fines. Vice President Chris Evans moved that the HOA hold separate hearing meetings with one board member acting as the adjudicator. Discussion ensued about the process. Chris volunteered to develop procedures for the appeal process. Shane seconded the motion which passed unanimously.

HOMEOWNER APPEALS: Account 665 appealed the decision of the Board at the July 12, 2021 Board Meeting. The Board does not hear second appeals. The decision from the July meeting stands.

FINANCIAL REPORT: The July expenses totaled \$65,310 and included \$26,059 for Land Maintenance, \$24,475 for Pool expenses, \$3,715 for Trash & Utilities, \$833 for Tennis expenses and \$10,178 in Administrative expenses. All managers remain under budget in their expense categories.

OLD BUSINESS: The Residential Improvement Guidelines will be updated for the change in Colorado law regarding artificial turf and then emailed to the Board for review.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:35 pm. The next regular Board Meeting will be on Monday, September 13th, at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTION SUBSEQUENT TO MEETING:

On August 23, 2021 the Board agreed to allow the ACES Swim Club to rent the North Pool for afternoon swim practice from September 7th – October 15th. Accordingly, the Board will extend daily lap swim through October 15th and open the pool on weekends for lifeguard staffed resident swim.