

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting February 11, 2019 – Unofficial Minutes

CALL TO ORDER: President, Tim Nicknish, called the meeting to order at 6:33 p.m. Board Members present were Jamie Von Felt., Emily Maxfield, Ross King and Bruce Thorne. Also attending were Business Manager, Katie Kidwell; Landscape Manager, Nancy Bauer; Pool Manager, Eli Schagel and Tennis Manager, Jill Ellsworth.

MINUTES: The minutes of the January 9, 2019 regular meeting were approved as read.

SWIM TEAM: The swim team submitted a written report. The annual swimmer information night will be held at Homestead Elementary School on April 4, 2019 from 6:30 to 8:00 p.m.

MANAGER REPORTS

1. **POOL:** Manager Eli Schagel reported that the repair of the main drain at the North Pool has proceeded well and was halfway complete. Front Range Recreation has started hiring lifeguards for the 2019 summer season. Any interested Homestead residents should apply now. Front Range also offers lifeguard certification training.
2. **TENNIS:** Jill reported that the facilities coordinator meetings were canceled by USTA because of bad weather. Jill held a team captain meeting and distributed league numbers. Jill and the Board have hired a new tennis professional to replace Dan Lewis. Her name is Mary Morris and her bio will appear in the March Herald. She will also attend the annual Hurricane Swim Team meeting to introduce herself to the community.
3. **LANDSCAPE:** Manager Nancy Bauer reported that she had completed tree pruning throughout the neighborhood during the month of January. Nancy was planning to begin repair work on the Homestead Perimeter Fence and had sent letters to the affected homeowners reminding them to move any dirt and landscaping away from the bottom rail of the fence. WaterKetch is continuing to renovate sections of the irrigation system to replace sprinkler heads on old zones that are spaced incorrectly, have no pressure regulation and have inferior nozzles which fail to distribute water efficiently and effectively. WaterKetch will also try to upgrade to web based controllers when they can.
4. **BUSINESS:** Katie reported that she had received complaints about two cars regularly parked on E. Geddes Avenue. The parked cars impede the snow plow which tries to clear Geddes Avenue. The Board acknowledged that they do not have the power to compel the owners of licensed operable cars to move from city streets. However, parking on Geddes Avenue is problematic because of the location of the Business Office and the school bus stop which attract extra traffic on a regular basis. The Board agreed it would be a service to the community if whomever is parking on Geddes Avenue would begin parking in their own driveway or street. Approximately one third of the Association has already paid their 2019 HOA assessment. Emily moved and Tim seconded a motion to approve a payment plan for account 717. Motion passed unanimously. The Board also voted unanimously to ratify the Board Actions subsequent to the January 9, 2019 meeting. Katie presented the renewal rates for the Association insurance and the Board agreed to renew with Philadelphia Insurance. The new website is live, and Katie has received positive feedback about it. The Board approved the purchase of new desks for the Business Office.

ACC REPORT: The ACC submitted a written report and asked the Board to approve the following decisions:

1. Two types of obscured glass will be approved for entry doors: Seeded glass, and a pattern called “Sable” by Cordel.
2. The label from the roofing shingles will be required when re-roofing a home so that the ACC can confirm the appropriate shingle was used. The similarity of some shingle versions has led to mistakes in the past. The Board approved both decisions which will be listed on the website under “ACC Updates”. ACC Chairperson Kate Botkin had also written a job description for the ACC and Covenant Taskforce Chairs. The Board appreciated the thoroughness of the job description noting it would help clarify duties and continue consistency going forward.

FINANCIAL REPORT: Treasurer Bruce Thorne reported that the budget was healthy with over \$400,000 in the reserve fund. He noted that the Board expected to spend about \$96,000 on budgeted reserve expenses in 2019. Bruce had heard that Sunflower Bank was offering higher rates than the Association was currently receiving at BBVA. The Board agreed Bruce should look into moving the reserve account to Sunflower Bank. Operating expenses totaled \$44,057 in January with \$24,432 spent in Land Maintenance; \$9,534 for Trash & Utilities; and \$9,146 in Administrative Expenses.

OLD BUSINESS: The Board discussed the Association owned Perimeter Fence. After looking into both repair and replacement options, the Board concluded replacing the fence was the most financially responsible solution for the HOA. The cost to repair continues to escalate making replacement a better value. Taking out a loan to help pay for replacement was discussed and the Board will present the topic at the Annual Meeting in March.

NEW BUSINESS: The Board planned the Annual Meeting agenda.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:04 p.m. The next regular Board Meeting will be on Monday, April 8, at 6:30 p.m. at the Business Office.