

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting November 11, 2019 – Unofficial Minutes

**CALL TO ORDER:** President, Jamie Von Feldt, called the meeting to order at 6:30 p.m. Board Members present were Donald Luther, Emily Maxfield, Ross King and Bruce Thorne. Also attending were Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Nancy Parker; Social Committee Representative, Kelly Kane; and Swim Team Parent Representative, Christy Serenyi. Homeowners Kelly Lewis, Monica & Tony Kritzer, and Sean Lambert also attended a portion of the meeting.

**MINUTES:** The minutes of the October 21, 2019 regular meeting were approved as read.

**SWIM TEAM:** Christy thanked the Board for reimbursing the cost of the blue umbrella's now in use at the South Pool. The Swim Team would like to erect a storage shed at the North Pool to house equipment and make the pool house pump room less crowded. The Board directed Christy to have Swim Team submit an application for Architectural Change to the ACC.

**SOCIAL COMMITTEE:** Kelly submitted the Food Truck contract for 2020. The Food Truck Fests would continue on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of each month. Kelly, Jill, and the Board discussed various ways to limit the impact on the USTA league tennis players on those nights.

## MANAGER REPORTS

1. POOL: No Report.
2. LANDSCAPE: Manager Nancy Bauer submitted a written report in her absence. The sprinkler system has been turned off. Fall cleanup would begin the week of November 18<sup>th</sup>. Christmas decorations would be hung that week as well.
3. TENNIS: Manager Jill Ellsworth reported that all south side windscreens had been rolled up.
4. BUSINESS: Katie presented the D & O insurance renewal to the board and presented two homeowner suggestions pertaining to the ACC and cleanup of fall leaves.

## HOMEOWNER COMMENTS & APPEALS:

### Homeowner Comments & Appeals:

Account 449: Bruce moved, and Emily seconded a motion to deny an extension. The motion passed unanimously.

Account 317: Bruce moved, and Jamie seconded a motion to reduce the fines to \$250. The motion passed unanimously.

Account 806: Ross moved, and Donald seconded a motion to uphold the accumulated fines. The motion passed unanimously.

Account 371: Donald moved, and Ross seconded a motion to waive the fine. Motion passed unanimously.

Account 090: Bruce moved and Emily seconded a motion to deny an extension. Motion passed unanimously.

Account 556: Donald moved and Jamie seconded a motion to grant an extension to January 31, 2020 to replace the doors. Motion passed unanimously.

**ACC/TASKFORCE REPORT:** Appeals as presented above.

**FINANCIAL REPORT:** Treasurer Bruce Thorne presented a 10 year savings plan for future capital expenses and perimeter fence replacement. He reviewed the 2020 proposed budget. Projected expenses are 4.8% higher than last year including cost of living increases in management contracts and salaries. Bruce recommended a 10% increase to cover ordinary expenses and fund needed capital repairs and the perimeter fence savings. Ross moved and Emily seconded a motion to increase the homeowner dues assessment for 2020 by 10%. The motion passed unanimously. The Board reviewed the capital expenditures recommended for 2020 and approved \$251,699 in repairs or replacements of Association amenities. The Board members thanked Bruce for his work on the budget and savings plan. October expenses totaled \$70,723 and included \$9,565 for Land Maintenance, \$7,028 for Pool expenses, \$49,110 for Trash & Utilities including a \$40,168 water bill, \$1,399 for Tennis, and \$8,290 in Administrative expenses.

**OLD BUSINESS:** Waste Connections sent a proposed contract to the HOA. Donald volunteered to review it for the Board. Homeowners should read the December Homestead Herald for information on trash service in 2020.

**NEW BUSINESS:** There was no new business.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 9:25 pm. The next regular Board Meeting will be on Monday, January 13th, at 6:30 p.m. at the Business Office.

**BOARD ACTION SUBSEQUENT TO MEETING:**

1. On November 15, 2019 the Board voted unanimously to grant account 556 an extension to May 1, 2020 to replace their doors.