

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting May 10, 2021 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:33 p.m. with Secretary, Shane Meakim; Business Manager, Katie Kidwell and ACC Admin, Nancy Parker. Board Members Will Cryer, Kelly McCormick and Chris Evans attended the meeting via Zoom. Also attending via Zoom were Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; Pool Manager; Jenn Thomas; Social Committee Chair, Kelly Kane; and Swim Team Parent Representative, Tiffanie Lenderman. Homeowners Phyllis Thomas, Mike Stevenson, Paul Schroeder, Gyan Saxena, Douglas Barker, Anping Chen, Susan & Cole Wist, Kath & Andy Kramer and Julie Dunn also attended a portion of the meeting via Zoom.

Currently only Board Members and Managers may attend the Board meetings in person at the Business Office. Homeowners are welcome to join the Board Meetings via the Zoom link published on the HOA website.

MINUTES: The minutes of the April 12, 2021 regular meeting were approved as read. The Board Actions subsequent to the April regular Board Meeting were ratified.

SOCIAL COMMITTEE: Committee Chair Kelly Kane asked if the HOA would have restrictions that affected the annual July 4th bike parade and pool party. Based on guidance from the CDPHE and input from Front Range Recreation (FRR), the Board agreed that the bike parade and pool activities could proceed as in years past. FRR agreed that the lifeguards on duty July 4th could run the games for the Social Committee. The Board also authorized Kelly to purchase signs to congratulate Homestead graduates that could be re-used annually.

SWIM TEAM: Parent Rep Tiffanie Lenderman reported that Swim Team would begin May 17th at the North Pool. 169 children are registered as of May 10th. Tiffanie reminded the Board of the RMSL schedule and announced that each team in the league would host finals for their own team. Times would be sent to RMSL to determine the winners. Homestead's swim team finals would occur on July 8th and the season would end on July 11th.

MANAGER REPORTS

1. **POOL:** Manager Jenn Thomas announced that the CDPHE guidance for swimming pools was a max of 250 occupants which allows Homestead to operate the pools without a reservation system. FRR will sanitize high touch surfaces hourly but the pool will not need to close every few hours for a deep cleaning. The HOA furniture will be available for homeowner use and residents will still need to sign in. The sign in process will incorporate a covid-19 waiver.
2. **LANDSCAPE:** Manager Nancy Bauer reported that Perimeter fence painting would begin in mid-July at a cost of \$19,160. She had managed to get the broken pedestal box near the elementary school crosswalk repaired but was still working with the City of Centennial to get Comcast to bury their cable lines. Mowing and weed control has started and Nancy is obtaining bids to refresh the shrub beds on the North side of Easter Avenue and East Geddes Avenue.
3. **TENNIS:** Manager Jill Ellsworth reported that re-surfacing the North Tennis Courts has been pushed back by the provider company until mid-July. Court equipment has been ordered and trash cans, windscreens and scoring towers will be in place by mid- May.

4. ACC/TASK FORCE: Several homeowners had appealed fines imposed when Covenant Review Task Force work was not completed by the April 1st deadline. Donald remarked that communication with the Task Force was key. The HOA recognizes that there can be complications when getting work finished but homeowners need to communicate those complications prior to the deadline.

The Board and Nancy reviewed homeowner appeals regarding cited Taskforce items:

1. Account 557: Donald moved, and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the required work is not complete by July 1, 2021. The motion passed unanimously.
2. Account 757: Chris moved, and Shane seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if an ACC application is not submitted by May 21, 2021 and work completed by July 1, 2021. The motion passed unanimously.
3. Account 282: Shane moved, and Donald seconded a motion to reduce the fine to \$125.
4. Account 809: Will moved and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if an ACC application is not submitted by May 21, 2021 and work completed by July 1, 2021. The motion passed unanimously.
5. Account 817: Donald moved, and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not complete by June 1, 2021. The motion passed unanimously.
6. Account 898: Will moved and Donald seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not completed by July 1, 2021. The motion passed unanimously.
7. Account 062: Shane moved, and Will seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not completed by July 1, 2021. The motion passed unanimously.
8. Account 683: Will moved and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not complete by July 1, 2021. The motion passed unanimously.
9. Account 648: Shane moved, and Kelly seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not completed by July 1, 2021. The motion passed unanimously.
10. Account 351: Donald moved, and Shane seconded a motion to uphold the fine. The motion passed unanimously.
11. Account 804: Donald moved, and Chris seconded a motion to waive the fine. The motion passed unanimously.
12. Account 619: Chris moved, and Shane seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if ACC application is not submitted by May 21st and the work completed by July 1, 2021. The motion passed unanimously.
13. Account 310: Chris moved, and Donald seconded a motion to uphold the fine. The motion passed unanimously.
14. Account 030: Will moved and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not completed by May 21, 2021. The motion passed unanimously.

15. Account 100: Shane moved, and Donald seconded a motion to suspend the fine provided work is satisfactorily completed by July 1, 2021. The motion passed unanimously.
16. Account 242: Kelly moved, and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if the work is not completed by July 1, 2021. The motion passed unanimously.
17. Account 897: Will moved and Donald seconded a motion to reduce the fine to \$125. The second fine installment of \$500 will be imposed if the work is not completed by July 1, 2021. The motion passed unanimously.
18. Account 676: Kelly moved, and Chris seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if work is not completed by May 21, 2021. The motion passed unanimously.
19. Account 621: Chris moved, and Donald seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if work is not completed by July 1, 2021. The motion passed unanimously.
20. Account 172: Shane moved, and Donald seconded a motion to uphold the fine. The second fine installment of \$500 will be imposed if work is not completed by July 1, 2021. The motion passed unanimously.
21. Account 461: Chris moved, and Kelly seconded a motion to uphold the fine. The motion passed unanimously.

The ACC received and processed 55 applications in April – double the volume usually received. As of May 10th 24 applications had been submitted to the office for review. Homeowners should assume the entire 30 days allowed under the Governing Documents may be needed to process the large volume of applications and schedule work accordingly.

5. BUSINESS: Katie reported that nine homeowners had failed to pay the 2021 assessment and received final notice letters. The remodel of the North Pool restrooms for ADA compliance was complete and awaiting final inspection from the City of Centennial. Permitting had come through for electric hand driers at the West Pool. The Board approved the expense of adding the driers to the West Pool restrooms to eliminate the need for paper towels which often seem to wind up in the toilets necessitating a call to the plumber. Signage had been purchased for the North and South Pool parking lots warning against trespassing and Katie had looked into a private security service the Board could employ should the loitering and vandalism at the North and South Pool areas continue. The Board approved Katie's request to advertise for clerical help at the Business Office.

HOMEOWNER COMMENTS & APPEALS: Account 288 appealed the deadline in a letter sent to him by the HOA Board. A fire had occurred in the garage of the house he owns in Homestead and the need for subrogation between the two insurance companies involved had delayed his repair. The appearance of the property has detracted from the attractiveness of the street and tried the patience of the other residents. Donald moved and Chris seconded a motion that the owner be required to complete repairs on the property within 60 days of approval from the ACC. Updates must be provided to the HOA every two weeks, the exterior work must precede the interior work and the yard must be included in the cleanup and restoration. The motion passed unanimously.

FINANCIAL REPORT: Treasurer Kelly McCormick reported that the HOA is appropriately funded and while expenses increased in April, that is to be expected prior to the summer season. April expenses totaled \$110,395 and included \$31,382 for Land Maintenance, \$9,147 for Pool expenses, \$14,244 for Trash & Utilities, \$833 for Tennis expenses and \$54,788 in Administrative expenses.

OLD BUSINESS: Shane reported that Ting internet installation in the North and South areas of Homestead was scheduled to begin in the fall of 2021. Ting is willing to offer free internet to the North and South Pools which will allow the HOA to cancel the Centurylink contract and save almost \$200/month by switching to a VOIP phone.

NEW BUSINESS: Donald presented updates to the ACC/Property Use fine schedule. Board members will review and return comments to Donald prior to the June Board meeting.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:30 pm. The next regular Board Meeting will be on Monday, June 14th, at 6:30 p.m. at the Business Office and via Zoom.