

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 12, 2021 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:33 p.m. with Board Member Shane Meakim. Board Member Will Cryer and prospective Board Members 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; Jaylene Jones and Swim Team Parent Representative Tiffanie Lenderman. Manager Katie Kidwell and Admin Nancy Parker were present. Homeowner Kate Goldstone 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 February 8, 2021 regular meeting and March 9, 2021 Annual Meeting were approved as read.

SWIM TEAM: Tiffanie reported that the RMSL had approved a swim meet schedule for the 2021 season and Homestead would host two swim meets. It will be up to each swim team to decide if they want to host the meets in person or virtually. The Hurricanes would like to host in person meets by closing the parking lot to cars, only allowing parents inside the pool gates when their child is swimming, and other measures to allow for more social distancing. Coaches will also offer private swim lessons during regular open hours at the pool

SOCIAL COMMITTEE: The Board had previously approved two Saturday evening Food Truck events. The Crawfish Boil has been moved from April 24th to May 22nd.

MANAGER REPORTS

1. **POOL:** Manager Jaylene Jones reported that the re-plastering of the North Pool is complete. Now the plaster has to cure so that it will not be subject to staining and Front Range must vacuum the pool several times to remove all the plaster dust. The ACES Swim Club asked if they could rent the North Pool for practices again this season working provided they work around the Swim Team. Jaylene said she could have the North Pool ready for swimming by May 10th provided CDPHE guidance allows for regular opening of swimming pools. Their guidance around sanitation, reservations and allowed capacity will not be available until early May. The Board agreed to allow ACES to rent the pool for practice beginning May 10th provided the CDPHE permits.
2. **LANDSCAPE:** Manager Nancy Bauer reported that Colorado Designscapes did a spring cleanup and fertilized the greenbelts. Water Ketch has started limited watering of greenbelts as well. Perimeter fence repair is complete for 2021 and totaled \$25,000. Nancy is currently scheduling the painting contractor for the fence. Nancy met with an independent arborist/forester who examined Homesteads mature trees. She also walked the greenbelt paths and is in the process of obtaining bids to replace damaged sections. Nancy also was successful in getting the telephone pedestal next to the crosswalk at E. Geddes Place and Homestead Parkway repaired. The City of Centennial ROW inspectors have been helpful by assisting Nancy in demanding that utilities such as Comcast and Centurylink bury their lines and repair their damaged equipment on the property.

3. TENNIS: Manager Jill Ellsworth reported that re-surfacing the North Tennis Courts has been pushed back by the provider company until mid-July. Adult leagues are due to start at the end of the month. Tennis Pro Mary Moses is already providing drills.

4. ACC/TASK FORCE: The Board and Nancy reviewed homeowner appeals regarding cited Taskforce items:

1. Account 487: Will moved and Shane seconded a motion to uphold the fine. Motion passed unanimously.
2. Account 708: Donald moved and Shane seconded a motion to freeze the fine until June 1st. If work is complete on time the homeowner can appeal the fine at that date. Motion passed unanimously.
3. Account 228: Donald moved and Shane seconded a motion to uphold the fine. An ACC application must be submitted by April 19th and work must be completed by July 15th. Motion passed unanimously.
4. Account 017: Shane moved and Donald seconded a motion to freeze the fine until an application is submitted and for 60 days to complete work. Homeowner can appeal the fine at completion of work. Motion passed unanimously.
5. Account 797: Shane moved and Will seconded a motion to uphold the fine. Motion passed unanimously.

There are still 90 Covenant Review Task Force final inspections to be completed. In order to finish the inspections before the 2021 neighborhood walk, the Board members will divide the remaining inspections and complete them personally.

5. BUSINESS: Katie reported on dues collection, the results of the 2020 Audit, and an increase to Workman's Comp insurance premium. Several homeowners who had been charged late fees when they failed to submit their 2021 HOA dues on time were now failing to pay the late fees. The Board directed Katie to notify the homeowners that failure to pay their late fees constituted a covenant violation under the Collection Policy and Covenant Enforcement fines would apply. Katie and the Board reviewed pool and graduation party requests and she reported on the status of the ADA remodel for the North Pool restrooms which should be complete by May 10th. The absentee owner of a house that experienced a garage fire will not provide the HOA with a plan for repairs. The Board will send a letter demanding a timeline and completion deadline.

HOMEOWNER COMMENTS & APPEALS: Playgroup coordinator Kate Goldstone approached the Board about the playgrounds in Homestead. The playgroup meets three times each month and Homestead does not offer a playground that can accommodate both toddlers and older children. Kate wondered if the playground at the top of Tract C west of the Village I townhomes could be refurbished to include equipment for a wider age group. The Board agreed it would be a good idea and Kate will work with Katie to come up with some suggestions and pricing. This is a project that would have to be budgeted for 2022.

FINANCIAL REPORT: March expenses totaled \$48,422 and included \$24,429 for Land Maintenance, \$0 for Pool expenses, \$10,071 for Trash & Utilities, \$833 for Tennis expenses and \$12,088 in Administrative expenses.

OLD BUSINESS: Homeowners who live near the North and South Pools continue to experience noise, theft and vandalism occurring in the North and South Pool rec areas and parking lots. The Board discussed solutions. Katie will post signs each parking lot stating that the Lot closes at dusk except for HOA Board sanctioned events. She will also

meet with the electrician about adding lighting to the North Pool parking lot. The lighting at the South Pool lot has recently been updated. The Board and managers hope that parents will continue to supervise their children's activities, know their whereabouts and that both adults and children remember that trespassing and damage to HOA property will be prosecuted.

NEW BUSINESS: Shane moved and Donald seconded a motion to appoint Kelly McCormick and Chris Evans to fill the two vacant Board positions as directed in Article VIII, Section 6 of the Amended and Restated Bylaws. The motion passed unanimously. The Board members discussed the positions each would hold. Donald Luther will remain as President; Chris Evans will act as Vice President and Tennis liaison; Shane Meakim will continue as Secretary and Pool liaison; Will Cryer will continue as Member at Large and ACC liaison; and Kelly McCormick will become the Association Treasurer.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:55 pm. The next regular Board Meeting will be on Monday, May 10th, at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On April 14, 2021 Will moved and Shane seconded a motion to uphold the fine assessed Account 239 for non-compliance. Motion passed unanimously.
2. On April 29, 2021 Donald moved and Shane seconded a motion to uphold the late fees assessed Account 474 for failing to pay the 2021 HOA assessment by the due date. Motion passed unanimously.