

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 12, 2020 – Unofficial Minutes

CALL TO ORDER: Vice President, Ross King, called the meeting to order at 6:31 p.m. Board Members present were Will Cryer. Donald Luther, Bruce Thorne and Shane Meakim were unexpectedly out of town. Also attending were Business Manager, Katie Kidwell; Pool Manager, Jenn Thomas, Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer, ACC Admin Nancy Parker and Social Committee Chair, Kelly Kane. Two homeowners attended a portion of the meeting.

MINUTES: The minutes of the September 14, 2020 regular meeting were approved as read.

SOCIAL COMMITTEE: Kelly presented the Social Committee Budget to the Board and described the upcoming activities planned for the community. The committee is encouraging residents to decorate their yards for Halloween and to trick or treat safely. In December they have planned a Scavenger Hunt that will host participation through the website and “Light the Night” holiday decorations. Some residents had also asked about hosting neighborhood yoga on the South Pool lawn. The Board thanked the Social Committee for all they do to connect residents to the Homestead community.

SWIM TEAM: No report.

MANAGER REPORTS

1. **POOL:** Manager Jenn Thomas presented the Board with their pool closing report, a new three-year contract and proposed 2021 budget. The South and West Pools had been closed and winterized. The North Pool winterization is planned for early November after the ACES Swim Team practices have ceased. The most important capital expenses are re-plastering the North Pool and purchasing a new pool cover for the South Pool at \$49,000 and \$15,250 respectively. Both are costly repairs and Jenn encouraged the Board to obtain alternate bids. New underwater lights also must be installed at the North Pool. The Board thanked Jenn and Front Range for their work and the budget information.
2. **LANDSCAPE:** Manager Nancy Bauer advised the Board about some fence repairs necessitated by car accidents and reported on the pruning of various shrubbery. She presented her budget for 2021. Her budget increased by 12.5% primarily because Homestead is aging and requires more management and maintenance. Repairs to the perimeter fence have increased as well as the cost of maintaining the maturing trees. Nancy requested \$25,000 in sprinkler renovations and \$5,000 for shrub removal and replacement.
3. **TENNIS:** Manager Jill Ellsworth presented her budget for 2021 to the Board. The North Tennis Courts need resurfacing at a cost of \$21,373 and the electronic locks will need replacing soon. The Board and Jill agreed it would be wise to postpone purchasing a new lock system until the Ting internet is available at the pool & court locations.
4. **ACC/TASK FORCE:** Admin Nancy Parker, reported that all Covenant Review Task Force checklists had been returned by volunteers and 228 letters had been sent to homeowners. Homeowners are asked to reply within a month with their confirmation that they will correct the cited situation. The Board agreed that if a homeowner fails to return the letter, a reminder will be sent by early November. Work must be completed by April 1, 2021. Final inspections of completed work take a great deal of time. To reduce the number of physical inspections

needed, the Board agreed to ask homeowners to email photos showing they had remedied the items cited. The ACC is adding two new volunteers who attended the October meeting. 41 applications were received in September.

5. **BUSINESS:** Katie reported that all 2020 dues had been paid in full. The office is exploring HOA software to improve communication between the HOA and residents. Will Cryer had participated in three demos with Katie and they would continue to look for the best fit for Homestead. One of the office computers is failing and the Board approved Katie purchasing a new PC. Katie presented her budget to the Board. The overall budget increased by 10% primarily due to increased admin time spent on ACC applications and Task Force work.

HOMEOWNER COMMENTS & APPEALS: Account 681 appealed to the Board regarding a fine received for missing the deadline for completion of work. No decision was made because not enough Board members were present. Account 257 appealed because he believed the Task Force citation lacked enough information for him to know what he needed to fix. The Board reminded the homeowner that the process was carried out by volunteers and the Board trusts the residents to look at the item cited and repair it. They asked the homeowner to email them a photo of what needed to be fixed and they would advise him from the photo.

FINANCIAL REPORT: Expenses for September totaled \$74,874 and were comprised of \$36,150 in Pool expenses, \$12,056 for Trash and Utilities, \$17,124 for Land Maintenance and \$8,188 of Administrative expenses.

OLD BUSINESS: Yard signs and a review of the Covenant Violation Policy were tabled until all Board members could be present.

NEW BUSINESS: The Board would hold another meeting in the next few weeks to work on the 2021 budget.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:10 pm. The next regular Board Meeting will be on Monday, November 9th, at 6:30 p.m. at the Business Office.