

## **HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION**

### **Regular Board Meeting September 5, 2018 – Unofficial Minutes**

**CALL TO ORDER:** President Tim Nicknish called the meeting to order at 6:34 p.m. Board Members present were Ross King, Emily Maxfield, and Bruce Thorne. Also present were Business Manager Katie Kidwell; Landscape Manager Nancy Bauer; Tennis Manager Jill Ellsworth; and Pool Manager Eli Schagel. Swim Team Parent Representative Lauren Francis also attended a portion of the meeting.

**MINUTES:** The minutes of the August 20th regular meeting were approved as read.

**SWIM TEAM:** Lauren reported that Swim Team was in the process of recruiting parent reps for the 2020 season. She had more information about their August request that the HOA reimburse the Hurricanes for costs incurred when Swim Team needed to drill holes in the cement for the DQ and backstroke flags. Swim Team thought the previous holes had been mistakenly filled in when the HOA had concrete poured. The current Board had not replaced any concrete on the pool deck. Eli reported that Front Range had installed three new skimmers which necessitated new concrete but that was in an entirely different location. Swim Team also asked if they could install electrical outlets in the ground near the barbeque grills. The Board asked Swim Team to obtain a quote for the outlets so that the scope of work could be determined. Lauren also mentioned that it was difficult for the Swim Team parent reps to find volunteers willing to run the July 4<sup>th</sup> activities for the neighborhood. The Swim Team parents are all volunteering to keep the various meets running smoothly and July 4<sup>th</sup> usually falls one week before the biggest meet Homestead hosts which is the 9-10 Prelims. Would the Board consider forming a social committee that could take over the July 4<sup>th</sup> activities which have become burdensome for Swim Team? The Board agreed to advertise for such a committee in the Herald and on the website.

### **MANAGER REPORTS**

1. **POOL:** Manager Eli Schagel reported that all pools were closed. West and South had been winterized and they were in the process of finishing North. An inventory of the pool furniture did not reveal much damage. Eli presented the proposed pool budget for 2019 and noted the items identified by the reserve study. Front Range would like to put the Homestead pools on an automated chemical system. The chemical level of the pool would be more consistent providing a nicer swimming environment for residents. The cost is \$5,000 to \$6,000 per pool but the cost to maintain the pools would drop as chemicals could be bought in bulk. Eli also reported on the repair to the main drain at the North Pool. FRR suspects there is a break in the line but have been unable to identify where. Now that the pool is drained they will be able to more thoroughly inspect the lines and run a camera through them to identify the problem. They will also run a pressure test.
2. **LANDSCAPE:** Manager Nancy Bauer presented her proposed 2019 budget to the Board. The Water Ketch and Designscares contracts renew this year and Nancy had done a market check to compare prices. The bid for the grounds care was significantly higher. The bid for the irrigation was a little lower but Nancy thinks that is because the company uses sub-contractors. Nancy recommended renewing the Water Ketch and Designscares contracts because both companies have their own workers, know our property, and are responsive to our calls. Nancy reported that the annual sprinkler renovation work is paying off as our repair bills are lower. Tim asked if Nancy thought the HOA could reduce the sprinkler repair and maintenance budget accordingly and Nancy agreed. DVA was almost finished with repairs to the perimeter fence and the painter would start the following week.

3. **TENNIS:** Manager Jill Ellsworth reported that the North courts are due for resurfacing in 2019.
4. **BUSINESS:** Manager Katie Kidwell presented her proposed budget for 2019 to the Board. The office copier needs replacement and Katie suggested the HOA go onto a printer lease/maintenance plan proposed by Onit Office Solutions which would cost \$200 more each year but include all service, repairs and costs for ink and toner. The Board approved the maintenance plan. Association plumber, Bob Vessa, had suggested the HOA replace the paper towel dispensers in the pool restrooms with electric hand dryers as the paper towels often ended up in the toilets. The Board asked Katie to obtain a price for electric dryers for all restrooms. The Board also agreed to the cost to have the pool buildings inspected for necessary repairs and maintenance. The last time they were thoroughly inspected was in 2010.

**HOMEOWNER COMMENTS:** There were no homeowner appeals or comments to the Board.

**ACC/COVENANT TASKFORCE REPORT:** No report.

**FINANCIAL REPORT:** In August, expenses totaled \$119,719. Trash and Utility expenses were \$62,839 including \$50,464 for water; Administrative expenses were \$9,170 which included computer and printer repair; Pool expenses were \$25,532, and Land Maintenance totaled \$21,282.

**OLD BUSINESS:** Ross reported he was obtaining bids to replace the perimeter fence and would connect with a homeowner who offered to help re-design the website. Katie had checked with Waste Connections about a more efficient delivery of dumpsters for Dumpster Day, but the 8 am drop off and 10 am pickup remained the best they could provide. The Board agreed that the HOA should not pay for Swim Team drilling new holes for the backstroke flags since the HOA did not install any cement that may have filled in previous holes.

**NEW BUSINESS:** The Board agreed to purchase one automatic chemical feeder and try it on one pool before installing them at all pools. Tim will research the cost of pool heaters, wader and pumps and see if the \$25,000 sprinkler renovation is included in the reserve study.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 8:51 p.m. The next regular Board Meeting will be on Monday, October 8th at 6:30 p.m. at the Business Office.