

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting February 10, 2020 – Unofficial Minutes

CALL TO ORDER: President, Jamie Von Feldt, called the meeting to order at 6:35 p.m. Board Members present were Emily Maxfield, Ross King, Donald Luther, and Bruce Thorne. Also attending were Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; ACC Chair, Kate Botkin; Swim Team Parent Representative, Christy Serenyi and Social Committee Representative, Kelly Kane. Homeowners Kelly Lewis and Scott Lenamond also attended a portion of the meeting.

MINUTES: The minutes of the January 13, 2020 regular meeting were approved as read.

SWIM TEAM: Christy followed up on the size of the platforms Swim Team coaches want to use when teaching swim lessons. The platforms fold into a size that could be stored on the shelving in the pool building. The Board agreed that the platforms could be stored there and asked Katie to notify Front Range Recreation.

SOCIAL COMMITTEE: Kelly updated the Board regarding scheduled activities. The Easter Egg Hunt is planned for April 4th and the Food Truck Fests will be held on the 2nd and 4th Thursdays from May through August. Live music events with picnics are also being explored. Several residents with businesses have approached the Social Committee about sponsoring events. The Committee also has volunteers able to create a Homestead social media page on which the committee could post event information. The Board directed Katie to consult the Association attorney and auditor about sponsorship and social media questions that arose during the discussion.

MANAGER REPORTS

1. **POOL:** Front Range Recreation (FRR) submitted a written report noting they had installed a new heater and pump at the South Pool and an automated chemical system at both the South and West Pools.
2. **LANDSCAPE:** Manager Nancy Bauer reported that the City of Centennial will not assume responsibility for the repair and maintenance of the timber retaining wall around the power pole near Dry Creek and Quebec. Katie and Nancy will approach Xcel Energy. Split rail fencing had been repaired throughout the property and sections of the perimeter fence have been identified for repair and painting. Nancy had solicited a bid from Davey Tree for the tree pruning needed on the property. A discussion ensued regarding using preferred vendors for the repair and maintenance of Association property and amenities. Managers often call the same vendor year after year to trim trees, fix electrical outages, make plumbing repairs and perform handywork on Homesteads property. Preferred vendors are helpful to managers because they provide discounts based on the volume of work the Association provides them, they respond promptly to calls from the managers and because they are so familiar with the property. Putting some jobs out to bid every few years is a great way to check the market and ensure Homestead still receives fair pricing, but service and knowledge of the property are important factors in continuing to use the same vendors annually.
3. **TENNIS:** Manager Jill Ellsworth reported tennis pro Mary Moses would have lesson information in the March Homestead Herald and would attend the March Annual Meeting to answer homeowner questions. Jill had scheduled a meeting to hand out USTA tennis captain team numbers and keys. Homestead has 369 active USTA tennis players and Homestead's USTA teams ranked 42 out of 128 Denver Metro teams. Homesteads Junior league ranked 10 out of 85 teams.

4. BUSINESS: Katie reported that approximately ¼ of the residents had paid their 2020 dues in full. She informed the Board of suggestions received from homeowners regarding dues payment, topics for discussion at the Annual meeting, and police patrols in the neighborhood. Ting internet suggested partnering with the HOA in return for offering bulk discounts to Homestead residents. After discussing the parameters of Ting's program the Board agreed it would be too hard to administer. The Community Associations Institute had asked for volunteer Homeowner Leaders to attend various hearings on HOA legislation. Jamie and Donald volunteered to participate if the scheduling worked.

HOMEOWNER COMMENTS & APPEALS:

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Account 556: The homeowner had questions for the Board about expanding the ACC Style Boards and the process for approving an application. The Board will have the ACC respond directly regarding a particular garage door approval.

Account 806: The cited work had been remedied. Emily moved and Donald seconded a motion to reduce the accumulated fines to \$250. The motion passed unanimously.

ACC/TASKFORCE REPORT: ACC Chair Kate Botkin and the Board reviewed the ACC's objectives and rationale for the Homestead Aesthetic and approval process. Both the Board and ACC acknowledged that when homeowners don't go through the approval process it puts them under tremendous pressure because both sets of volunteers have a duty to follow the published guidelines and processes. They discussed reviewing available styles and materials annually and consulting architects. Bruce and Jamie would develop an agenda so that the Board and ACC could meet together.

FINANCIAL REPORT: Bruce discussed finding a higher interest bearing account for the reserve fund. \$200,000 has been set aside for the Perimeter Fence; another \$100,000 will be set aside in 2021. January expenses totaled \$17,158 and included \$2,278 for Land Maintenance, \$602 for Pool expenses, \$9,584 for Trash & Utilities, and \$3,912 in Administrative expenses.

OLD BUSINESS: The Trash contract with Waste Connections had been signed and new information was published in the February Herald for Homeowners.

NEW BUSINESS: The general insurance policy for the Association received a renewal rate increase of 2%. Ross moved and Donald seconded a motion to renew with Philadelphia. The motion passed unanimously. The Board members discussed the agenda for the Annual Meeting. No volunteers have stepped forward to run for the two open positions on the Board of Directors. Jamie and Emily will stay on temporarily while new members are recruited.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:33 pm. The next regular Board Meeting will be on Monday, April 13th, at 6:30 p.m. at the Business Office.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On February 28, 2020 the Board voted unanimously to approve a dues payment plan for Account 030.