

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting February 8, 2021 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:44 p.m. Board Members Will Cryer, Ross King, Shane Meakim and Bruce Thorne attended via Zoom. Also attending via Zoom were Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; and Social Committee Representatives, Kelly Kane & Olivia Phillips. Manager Katie Kidwell and Admin Nancy Parker were present as was Swim Team Parent Representative Tiffanie Lenderman. Homeowners Bridgette and Daniel Ward also attended a portion of the meeting via Zoom.

Due to a concern from a homeowner at the January 2021 meeting about proximity and mask wearing only Board Members and Managers will attend the meeting 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 January 11, 2021 regular meeting were approved as read.

SWIM TEAM: Tiffanie reported that the 2021 coaches had been hired and a practice schedule set to begin in mid-May. The parent reps do not yet know if there will be swim meets with other swim teams as RMSL is waiting to see how the pandemic develops over the spring. The Hurricanes will have interclub meets regardless of the RMSL schedule.

SOCIAL COMMITTEE: Olivia asked for the Boards approval to move forward with the annual Easter Egg Hunt. The committee plans to host the egg hunt at both the North and South Pools so that age groups can be separated. They will also have the Easter Bunny available for socially distanced photos. The Board granted approval and thanked Olivia and the committee for their careful planning. Kelly reported that the food truck Thursdays continue to be popular and that Homestead is one of the top participating neighborhoods.

MANAGER REPORTS

1. **POOL:** Front Range Recreation (FRR) submitted a written report noting the North Pool cover had been removed and the pool water drained to prep the pool surface for replastering. Prior to applying the plaster the pool will be power-washed and a coating will be applied to help the plaster adhere.
2. **LANDSCAPE:** Manager Nancy Bauer reported tree pruning would focus on the very old and valuable ponderosa pines throughout the neighborhood. The perimeter fence has been examined and sections for repair and painting have been identified. Letters have been sent to alert affected homeowners and work is scheduled to begin in late February or early March depending upon the weather. The Board is repairing only the most damaged sections while the Association saves toward replacing the fence. Colorado Designscapes was on the property performing clean-up and trimming ornamental grasses.
3. **TENNIS:** Manager Jill Ellsworth reported that re-surfacing the North Tennis Courts would occur in mid-June and last about a week for each set of two courts. There is enough interest in tennis to form a fourth 3.0 adult team which will cause the 3.0 teams to have to stagger matches for league play. Although that requires extra scheduling for the tennis captains the Board agreed their preference would be offering the opportunity for 15 more people to play tennis in Homestead.
4. **ACC/TASK FORCE:** Nancy reported that she and the ACC Chair had reviewed the Residential Improvement Guidelines to bring their language up to date with changes made by the ACC over the last three years. The Board

will look over the revisions. The ACC application has also been updated removing the Neighbor Acknowledgement section and clarifying what documentation needs to be submitted with each applications. The new application is available at the office and on the website. Effective March 1, 2021, only the new application will be accepted. The shutter guidelines and Homestead Colonial Aesthetic had been updated and copies were published in the February Homestead Herald.

5. BUSINESS: Katie reported that approximately 30% of homeowners had paid their 2021 HOA dues in January. Two homeowners had requested payment plans for hardship situations. The Board granted the requests. Katie presented the renewal rates for the Association general insurance policy. Rates increased 5.7%. The Board agreed to renew the policy with Philadelphia Insurance. Homestead is the Charter Organization for Boy Scout Troop 373. They have offered to do a service project for the Association this summer. The Board gratefully accepted their offer and Katie will present the troop with the Boards suggestions. In 2010 Comcast Cable paid the Association for a service agreement allowing Comcast to access their equipment on Homesteads private greenbelts. That agreement has expired and Katie informed Comcast the HOA would like to obtain another service agreement. Donald agreed to look into the utility easement and draft a letter to send to Comcast. Ting has provided free internet service to the Business Office. Katie will cancel the contract with Centurylink and install a VOIP phone which should save the Association \$150 monthly.

HOMEOWNER COMMENTS & APPEALS: Account 060: Homeowners appealed a fine imposed for Architectural non-compliance. Ross moved and Donald seconded a motion to waive the fine. Motion passed unanimously.

FINANCIAL REPORT: Bruce reminded the Board they needed to find a new treasurer as his term on the Board ends in March. January expenses totaled \$23,610 and included \$6,334 for Land Maintenance, \$565 for Pool expenses, \$10,067 for Trash & Utilities, \$833 for Tennis expenses and \$5,811 in Administrative expenses.

OLD BUSINESS: The Board completed their review of the Governing Policies and Residential Improvement Guidelines. The document changes will be published in the Homestead Herald once legal counsel has finished their review.

NEW BUSINESS: The Board members discussed the agenda for the Annual Meeting and necessary changes to conduct the meeting via Zoom. Only one volunteer has stepped forward to run for one of the two open positions on the Board of Directors. A homeowner had asked the Board for an exception to the sign policy so that they could post a no trespassing sign on their property. The Board agreed that the Association policy does not allow for exceptions and denied the request.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:24 pm. The next regular Board Meeting will be on Monday, April 12th, at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING:

On February 24, 2021 the Board voted unanimously to approve a dues payment plan for account 144.

On March 3, 2021 the Board voted unanimously to approve a dues payment plan for account 652

