

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting September 9, 2019 – Unofficial Minutes

CALL TO ORDER: President, Jamie Von Feldt, called the meeting to order at 6:33 p.m. Board Members present were Donald Luther, Emily Maxfield, Ross King and Bruce Thorne. Also attending were Business Manager, Katie Kidwell; Landscape Manager, Nancy Bauer; Pool Manager, Jaylene Jones, Tennis Manager, Jill Ellsworth and Swim Team Parent Representative Lezlie Roosa. Homeowners Mark Dwyer, Dave & Kelly Lewis and Kristy Pankow also attended a portion of the meeting.

MINUTES: The minutes of the August 12, 2019 regular meeting were approved as read.

SWIM TEAM: Lezlie reported that the Swim Team had priced replacements for the broken display case at the North Pool. Jaylene Jones offered to have FRR install the new case. Emily moved and Donald seconded a motion to pay for a new display case for Swim Team. Motion passed unanimously.

MANAGER REPORTS

1. **POOL:** Manager Jaylene Jones went through her proposed 2020 budget with the Board and discussed necessary repairs and purchases at each pool location. The South Pool heater failed prior to Labor Day weekend. Jaylene reminded the Board that due to steel tariff's the cost of a new heater has been climbing over the last few weeks. Emily moved and Donald seconded a motion to purchase a new heater immediately. FRR will store the heater and install it next spring. Motion passed unanimously.
2. **LANDSCAPE:** Manager Nancy Bauer submitted a written report noting various repairs and replacements throughout the property. Despite replacing sections of split rail fence, trees and installing a new basketball hoop at the North Pool, Landscape is under budget by \$20,000 because the irrigation company has not needed to make as many repairs. Nancy and the irrigation company submitted a request to invest in Smart Controllers which would save the HOA money by reducing the time spent on repairs and more efficiently managing water with remote shutoff capabilities.
3. **TENNIS:** Manager Jill Ellsworth reported that new divider nets will be installed at the West Courts the week of September 16th. Tidy cans and scoring towers will be removed at the end of September and windscreens will be rolled up for the season. Jill and the Board discussed maintenance needs for the court complexes and her proposed budget for 2020.
4. **BUSINESS:** Katie reported the pool gates were on winter schedule and the land lines had been disconnected. She submitted a proposed 2020 budget for Administrative costs and for Utilities.

HOMEOWNER COMMENTS & APPEALS: The Board reviewed one written appeal and agreed to an extension. Account 556 appealed to the Board to overturn an ACC decision. It became apparent that the Business Office had misunderstood the ACC's position and the Board directed the homeowner to present their appeal to the ACC at their meeting in September.

ACC & TASK FORCE REPORT: Task Force chair Nancy Parker notified the Board that 43 driveways were cited by volunteers as needing replacement. After Board member review, 27 homeowners would be notified that

replacement is necessary within three years. The Board and Nancy discussed the Task Force checklist used by the volunteers and agreed to work on re-writing the checklist for clarity prior to next year.

FINANCIAL REPORT: Treasurer Bruce Thorne announced the Association faced several large capital expenses in addition to the Perimeter Fence such as pool concrete, a new heater for the South Pool, and a stormwater drain repair. The HOA has created a Perimeter Fence fund for the purpose of replacing the Perimeter Fence in the near future. Expenses totaled \$134,794 during the month of July and included \$31,073 for Land Maintenance, \$30,864 for Pool expenses, \$60,069 for Trash & Utilities, \$4,653 of Tennis expenses and \$9.134 in Administrative expenses.

OLD BUSINESS: WASTE CONNECTIONS: will attend the October Board meeting. Weekly pickup will be continue to be 1 to 2 cans and up to 4 bags of yard waste until the Board and Waste Connections management meet and reach an agreement.

PICKLEBALL: The pickleball community would hold an instruction event on September 15th during their regularly scheduled court time of 4pm to 6pm. Pickleball players are asked to remove the tape used for pickleball lines immediately after play.

SEMSWA: The HOA attorney determined that ownership of the storm drain that runs from Easter Avenue north to Costilla Avenue does belong to the HOA. The Board will discuss possible repair solutions at the October meeting.

EASTER ENTRANCE ISLAND: Ross King discussed the island with Village I who shares maintenance responsibility. Village I believes the plants that died were planted incorrectly but remains willing to work with Homestead on future shrub care.

NEW BUSINESS: Account 607 sent photos to the Board of a sidewalk repair made by the City of Centennial using asphalt instead of grinding and repairing the concrete. The repair is unattractive and not in keeping with the neighborhood standards. Account 607 asked the Board to lodge a formal complaint with Centennial. The Board directed Katie to do so.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:58 pm. The next regular Board Meeting will be on Monday, October 21st, at 6:30 p.m. at the Business Office.

BOARD ACTIONS SUBSEQUENT TO MEETING:

On October 2, 2019, the Board voted unanimously to purchase gently used pool furniture from Founders Village at a cost of \$3,250.