

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting June 10, 2019 – Unofficial Minutes

CALL TO ORDER: 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, Val Vagher; Covenant Taskforce Coordinator, Nancy Parker; and Tennis Manager, Jill Ellsworth. Swim Team Parent Rep Christie Serenyi and Homeowners Olivia Phillips, Kelly Kane, Jane Robbins, Bill Botkin and Kate Botkin also attended a portion of the meeting.

MINUTES: The minutes of the May 13, 2019 regular meeting were approved as read.

SWIM TEAM: Christie Serenyi reported that the umbrellas they need to use for heating don't fit in the anchor holes drilled into the deck. FRR would follow up. The restroom toilets became clogged during the swim meet on July 8th. Homeowners are reminded that Homestead has older plumbing and paper towels, diapers, etc. should not be flushed.

SOCIAL COMMITTEE: Kelly Kane spoke about the Food Truck Fests which would start on Thursday, June 13th. Kelly asked the Board about bringing in live music with the food trucks. The band could play on the east side of the tennis courts and the food truck could park on Easter Avenue opposite the band. Homeowners could picnic on the grass. Kelly asked if she could approach Waste Connections about providing toters on a one-time basis for trash pickup. She hopes to schedule the music for July 11th from 5:30 pm to 8 pm. Kelly and the Board discussed logistics and notifying surrounding homeowners. The Board approved the request for live music. Olivia Phillips asked about the HOA insurance policy and whether alcohol could be consumed on the greenbelts, how to develop a budget for the social committee, signage for events and storage in the pool buildings for July 4th and Easter supplies. The Board asked the Social Committee to develop a proposed budget, to work with tennis facilities manager Jill Ellsworth on finding a storage room and to talk to Waste Connections about the trash pickup.

MANAGER REPORTS

1. **POOL:** Manager Val Vagher reported that the South Pool heater would not work prior to the season. FRR repaired the heater, which is functioning now, but advised the Board that the heater is 15 years old and the Association should consider budgeting for a new one for 2020. The Board asked FRR to provide them with a quote for a new and a used heater and the time it would take to order and install if the heater were to break down suddenly.
2. **LANDSCAPE:** Manager Nancy Bauer reported that the property suffered quite a bit of storm damage from the storm in May. The North and South Pool parking lots had been resealed. Dead sod on Homestead Parkway was replaced and the new sod is growing well. The perimeter fence painting has been pushed back to July 8th because weather delays have affected the schedule. Bruce Thorne asked Nancy if she could provide a projection of the costs to keep the fence repaired and painted for the next five years for Board planning purposes.
3. **TENNIS:** Jill reported that the windscreens have been lowered but two of the screens at the North Courts would need to be replaced at a cost of \$2000. The Divider nets at all courts are wearing through at the bottom where they drag along the courts. The Board asked Jill to try to repair them if possible. The rollers used to remove water from the courts are becoming damaged because homeowners don't remember to hang them up when

finished. Leaving them on the court surface degrades the roller. All homeowners who use the rollers are asked to re-hang them on the chain link fencing. Homeowners are also asked to put trash in the large trash cans located at the court entrances.

4. BUSINESS: Katie reported that 2 homeowners had failed to pay their 2019 assessment. The Board authorized Katie to send the accounts to the HOA attorney for collection per the HOA Collection Policy. The Board also authorized Katie to apply the Covenant Enforcement policy to accounts who still owed \$20 or more in late fees to the HOA from late payment of the 2019 assessment. Katie reported that the Kaba Access locks on the North Pool Gate and the South Tennis Court gate are broken. As this system is no longer being serviced the HOA would need to purchase a new secure access control system at a cost of \$32,000 to replace the locks on the pools. Katie suggested re-keying the pool gate locks in the interim so that only lifeguards, Board Members and tennis captains could open them after hours and letting the North Pool gate be propped open. The Board agreed this was the most cost-effective approach for now. Lap Swimmers could access the pool using a key kept in a lock box. Katie reported that the Community Manager Licensing requirement was vetoed by the Governor and that managers no longer needed to be licensed. A homeowner complained about a lack of shade at the South Pool. The pool currently has 8 tables with umbrellas and there is additional shade under the pergola. The Board will look at the cost of a shade awning for next season.

HOMEOWNER APPEALS/COMMENTS

Bill and Kate Botkin approached the Board regarding the changes to trash pickup that were published in the June Homestead Herald. The Botkin's were concerned about the size of a 96-gallon trash container and 65 gallon recycle container pointing out that Homestead garages are not large, and residents would have trouble storing the containers. Since our Declarations and Restrictions prohibit trash from being stored outside unless screened by a fence or plantings, most homeowners would have to keep the containers in their garages. They were also concerned about Waste Connections reducing the number of bags allowed for yard waste. The Botkin's pointed out that Homestead is the customer and that Waste Connections should be responsive to the Association instead of dictating to the Association. Jamie replied that the Board understood their concerns and those of other homeowners who have emailed or called the office and would continue to negotiate with Waste Connections.

Appeals:

Account 783 appealed the fine applied when his taskforce work remained incomplete by the deadline. The Board agreed that the fine would be upheld.

Account 658 appealed the fine imposed when she failed to notify the office that cited taskforce work was completed. The Board agreed to waive the fine because the work had been completed prior to the deadline.

Account 517 appealed the fine imposed when cited taskforce work remained incomplete by the extended deadline. The Board agreed the fine would be upheld.

Account 542 appealed the fine imposed when cited taskforce work remained incomplete by the extended deadline. The Board agreed the fine would be upheld.

Account 234 appealed the ACC requirement that their garage door be painted to match the body of the house. The Board upheld the ACC decision and denied the appeal. The board upheld the fine for failing to have the door painted by the deadline requested.

The Board discussed the administrative time and effort spent following up when homeowners fail to complete cited covenant or taskforce work and the need to apply the covenant enforcement policy uniformly across all residents. Homeowners always receive two letters before fines are imposed. The Board agreed to follow the covenant enforcement policy thus fines would continue to be imposed when homeowners fail to correct citations and fail to respond to repeated HOA communications.

COVENANT TASKFORCE REPORT: The Board discussed the requirements for driveways and walkways. All cited driveways and walkways are inspected a second time by a Board member. Ross moved and Emily seconded a motion that when a driveway or walkway is cited by the taskforce it should be replaced, not repaired. The motion passed unanimously. Homeowners are given three years to make the replacement.

FINANCIAL REPORT: Treasurer Bruce Thorne reported the Association remains under budget as of June 2019. The 2018 audit and tax returns had been completed. Operating expenses totaled \$64,086 in March with \$13,250 spent in Land Maintenance; \$10,352 for Trash & Utilities; and \$10,390 in Administrative expenses and \$28,865 of Pool expenses.

OLD BUSINESS: Bruce reported that he had attended the meeting in Willow Creek regarding that community's plan to become a Government Improvement District with the City of Centennial taking ownership of a block wall to replace their wooden fencing. Feelings were mixed as some Willow Creek homeowners think the proposed wall is too expensive. Bruce also heard that the City of Centennial wanted to reserve GID funds for emergency situations. Bruce had obtained estimates to have engineering firms evaluate the perimeter fence and give the HOA estimates of the cost to continue to maintain or to replace the fence in a variety of materials. No decision was made.

Jane Robbins reported that a total of 33 people had played pickleball. The players are planning a social for July 14th. It will be held at the West Courts. Jane will prepare an article for the Herald. Pickleball has reserved court times at the South Courts through July 13th. On July 14th the reserved court times will be at the West courts and continue there for the remainder of the summer.

Waste Connections: The Board will ask the HOA attorney to review the existing contract and provide advice as to Homesteads options for responding to the new demands by Waste Connections.

NEW BUSINESS: Ting, the internet provider contracted by the City of Centennial is installing fiber network throughout Mill Creek and the west side of Homestead. Ting would like to host a "phase" event at the West Pool to answer questions about construction. The event would be July 10th from 4:00 pm to 7:00 pm with a free food truck, balloons and face painting. The Board agreed to allow Ting to use the West Pool for the event.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:41 p.m. The next regular Board Meeting will be on Monday, July 8th, at 6:30 p.m. at the Business Office.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On June 27, 2019 the Board of Directors voted unanimously to waive the Covenant Enforcement fine for account 517 in response to additional information not provided at the June 10th Board Meeting.