

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Annual Homeowner Meeting – March 8, 2021 7:00 P.M. – Unofficial Minutes

CALL TO ORDER: Homestead Board President, Donald Luther, called the meeting to order at 7:00 p.m. Mr. Luther welcomed the members to the meeting remarking that he looked forward to introducing the homeowners present to some very important information about the community and thanked all for attending.

BOARD MEMBER NOMINEES: Mr. Luther introduced the Board Nominees Kelly McCormick and Chris Evans. Kelly greeted the attendees and explained she is a 32 year resident of Homestead who has raised three daughters in the neighborhood. Her girls attended Homestead Elementary through Cherry Creek High School and participated in Swim Team. Kelly had a 35 year career as a CPA first with Ernst & Young and later in higher education finance administration. She looks forward to serving the community that has been home for so many years. Chris Evans introduced himself as a new resident who has lived in Homestead for the past two years. Chris grew up in Pittsburg and attended Penn State. Chris and his family relocated to Colorado to be near extended family. He is a practicing lawyer with two boys who attend Homestead Elementary.

Mr. Luther explained the voting process to the community. Proxies were accepted until 4pm March 8th and Ballots would be accepted until 7:50 pm that evening at the Business Office.

BOARD MEMBER INTRODUCTIONS: Member at Large Will Cryer introduced himself as a longtime Homestead resident who grew up in Homestead and now lives in the neighborhood with his wife and daughter. Mr. Cryer also serves as the ACC Liaison. He then introduced Board Secretary Shane Meakim, who also serves as Pool Liaison, Bruce Thorne, who serves as Treasurer, and Ross King, the Board Vice President.

MANAGER INTRODUCTIONS: Business Manager Katie Kidwell introduced the managers employed by the Association: Katie Kidwell, Business Manager; Nancy Bauer, Landscape Manager; Jaylene Jones, Pool Manager with Front Range Recreation; and Jill Ellsworth, Tennis Facilities Manager.

COMMITTEE INTRODUCTIONS: Ms. Kidwell introduced the four committee groups who served under the Board of Directors: the Architectural Control Committee (ACC), the Hurricanes Swim Team, the Homestead Social Committee, and the Covenant Review Task Force, whose members review each property annually.

APPRECIATION OF OUTGOING BOARD MEMBERS: Mr. Luther thanked outgoing Board Members Bruce Thorne and Ross King for their service over the past three years. Mr. Luther praised Mr. King's willingness to tackle property issues, often showing up in the middle of the day to meet with contractors on site. At the monthly Board meetings, Ross listened to the details behind the issues and demonstrated a willingness to change his mind which Mr. Luther stressed was an important quality for Board Members who have to put the interests of the Association before their personal opinions. Mr. Luther went on to thank Bruce Thorne for making his job so easy because of the control Bruce had over the budget. He stated that Bruce knew the numbers so well that anytime there was a discussion that involved money, Bruce knew how much the Association had available to spend. Bruce is also responsible for Homestead's "inside out" approach to property management which puts spending on the amenities the residents enjoy as primary. Bruce also created a Perimeter Fence savings account to help pay for the replacement of the fence and avoid a massive assessment to homeowners.

COMMENTS FROM THE PRESIDENT: Mr. Luther noted that the unusual circumstances of the last year have meant that all residents have gotten to see more of each other as they enjoyed getting out and about in the neighborhood while confined due to the pandemic. One negative side effect of the pandemic has been an unfortunate increase in vandalism. Mr. Luther warned residents to be vigilant in reporting suspicious activity immediately to the police, noting that several cars had recently been broken into on South Ivy Way. The Board and Business Office received numerous complaints about after- hours gatherings at the pools, trash and litter on the grounds, and the setting off of fireworks which are illegal within City limits. He noted that the

Board made the difficult decision to prosecute trespassers and those violating curfew laws. On a more positive note, home sales have never been higher. Mr. Luther recited some statistics and remarked that Homestead amenities and the maintenance of the residential properties certainly contribute to the current high property values. Mr. Luther encouraged homeowners to call Board Members or the office with questions or concerns about process decisions. He mentioned that the HOA is looking at software that will allow for online payments as well as ACC application submission and follow up.

Mr. Luther thanked all the ACC and Task Force volunteers without whom the standards would not be current or enforced. Mr. Luther attends many ACC meetings and is impressed with their decision-making process pointing out that opinions can differ widely on various decisions but all committee members work well together and are willing to evaluate and discuss different ideas and suggestions. The ACC processed 360 applications in 2020 which is a 60% increase in applications from 2019. The committee has revised the application and added three new members.

BUSINESS OFFICE: Mr. Luther thanked Katie for her historical knowledge and mentioned that the Business Office just had its first coat of paint in 13 years. In 2020 Katie oversaw the remodel of the West Pool restrooms when a water leak exposed mold and asbestos. The wooden pergolas at each pool were also replaced with new shade structures and in 2021 Katie will supervise the remodel of the North Pool restrooms to add additional commodes and make the restrooms ADA compliant.

POOLS: Mr. Luther reminded those present that Jaylene Jones and Front Range Recreation (FRR) have been with Homestead for 20 years and thanked Jaylene for taking such great care of Homestead. In 2020 FRR saved the Association money on pool furniture, a pool heater and a like new commercial grade filter for the South Pool. Mr. Luther also described the rental of the North Pool to the ACES Swim Club when they could not find open pools for their swim team. A mutually beneficial arrangement was struck with ACES who the Board allowed to rent the North Pool for their practices. Their rental fees allowed the HOA to keep the pool open through October providing residents extended use of the pool for lap swimming and weekend swimming all through September.

LANDSCAPE: Homesteads mature trees and perimeter fence have made manager Nancy Bauer's job more difficult but Mr. Luther remarked that Nancy takes great care of these assets. The shrub beds on the North sides of Easter Ave. and E. Geddes Ave. will be refurbished this year and four new pet stations have been added. Mr. Luther thanked Nancy for making the neighborhood look so beautiful.

TENNIS: Mr. Luther thanked manager Jill Ellsworth for her maintenance of the tennis courts and coordination of the tennis program. Junior Team Tennis had 65 participants in 2020 and the adult leagues have grown to 14 teams. The divider nets and windscreens have been replaced and the North Courts will be resurfaced in June of 2021. The Serve Aces tennis tournament is also great fun.

SOCIAL COMMITTEE: Currently chaired by Kelly Kane, this committee began a couple of years ago. Despite having to cancel or reimagine many activities due to the pandemic, Mr. Luther congratulated Kelly and her committee for the great activities they have provided Homestead. From July 4th, to Food Trucks to a tour by the Easter Bunny, their contributions to the neighborhood have been a huge success.

ARCHITECTURAL CONTROL COMMITTEE: Member at Large and ACC Liaison Will Cryer gave the Architectural Control Committee report. He remarked that both the ACC and Covenant Review Task Force are composed entirely of volunteers who generously donate their time. ACC applications are usually reviewed by a pair of volunteers who take their time evaluating proposed projects. Mr. Cryer stated the application had been revised to make it easier. One change had been to remove the neighbor acknowledgement. Mr. Cryer suggested homeowners continue to have conversations about projects with their neighbors to alert them to potential disruption. He stated that the purpose of the Covenant Review Taskforce is to encourage consistency across the neighborhood and asked for homeowners to consider volunteering. Mr. Cryer also is working on HOA software to automate the ACC process and streamline HOA payments.

FINANCIAL REPORT: Treasurer Bruce Thorne presented the financial report. He explained that the Association had \$213,000 of budgeted repair work planned including cement work, resurfacing the North tennis courts and remodeling the North Pool restrooms. He reiterated that the Board's position is to maintain the core assets of the community for homeowner use and enjoyment. Over the next six years the Board faces \$500,000 worth of projects and must also save to replace the perimeter fence which may last ten more years but most likely will not. Although the Board uses the reserve study prepared in 2017, the Association has found that many of the projected replacement costs used in the study are lower than the actual cost to replace items in today's market. The Board currently has \$300,000 saved toward the cost of the new fence and is on track to have saved approximately \$1.2 million in by 2030. Since the cost of a new fence will probably exceed that number a special assessment may be required of each family at that time. Mr. Thorne then explained that the HOA had moved the reserve fund to Vectra Bank to take advantage of their secondary market CD's. He was able to invest the reserve fund in three separate accounts so that each can be FDIC insured as recommended by the Association auditor. Additionally, Vectra Bank is one of the few banks who make loans to HOA's. Should the Association need a loan in the future a relationship has now been established. Mr. Thorne concluded his comments stating that it has been an honor to serve on the Board and he believed he had gained more than he gave. He encouraged others in the community to consider this worthwhile volunteer experience.

HOMEOWNER COMMENTS/QUESTIONS:

1. **What kind of Perimeter Fence material is the Board considering?** The plan is to replace the current wood fence with another wood fence. The Board has looked at plastics, composites and even a wall but wood is the most cost effective choice provided the posts are water-proofed.
2. **Will there be budget cuts in other areas?** As expenses increase the money left over for the reserve fund is impacted. Expenses increase 10% annually so the Board will have to budget carefully.
3. **Why can't pickleball lines be painted on the tennis courts?** Putting lines on the courts for pickleball is a conflict with the USTA. The HOA has put marks the USTA does allow on the courts to help pickleball players tape off their lines. The Board has also talked about finding a place to build pickleball courts for the community.
4. **Is the HOA made aware when cell towers are installed and does the Association expect more to be installed on the property?** The City does not inform the HOA about the placement of cell towers. The one at Easter and Quebec is not on HOA property.
5. **Weren't the North tennis courts just resurfaced a couple of years ago?** The courts were built in 2012 and were supposed to be resurfaced after 7 years in 2019. The HOA has delayed this expense for two years and must resurface now to keep the courts safe.
6. **Have we taken any action to decrease the financial reserves?** The Reserve Policy requires the HOA to maintain a minimum of \$100,000 in the reserve fund.
7. **When will Ting be available to all residents?** Ting plans to begin installation on the south and north sides of Homestead in the spring. The installation required trenching and by waiting for spring, the sod that has to be replaced from the trenching has a better outcome. Donald Luther mentioned that Ting had already installed a fiber on the west side of Homestead. Although the process is disruptive, he found the Ting employees to be diligent and careful.
8. **What can be done about the vandalism? It was really bad by the South Pool. Wouldn't signs be helpful?** The Board is always looking for ways to combat vandalism and did notify the sheriff's office last summer to prosecute vandals going forward. The HOA will not tolerate destruction of property and trespassing.
9. **Can the ACC change the guidelines to allow garage doors to be painted to match the trim or the siding of the house?** Please present your thoughts to the ACC for them to consider at their next monthly meeting.

ELECTION RESULTS: An insufficient number of proxies was received to elect Kelly McCormick and Chris Evans to the board. Under the provisions of the HOA Governing Documents, they will be appointed to the Board at the April 12th regular meeting.

CLOSING REMARKS: Mr. Luther thanked all homeowners for their attendance and reminded those present that the Board welcomes comments and feedback.

ADJOURNMENT: The meeting was adjourned at 8:14 p.m.