

**HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION**  
Regular Board Meeting October 11, 2021 – Unofficial Minutes

**CALL TO ORDER:** President, Donald Luther called the meeting to order at 6:34 p.m. with VP, Chris Evans; Treasurer, Kelly McCormick; Landscape Manager, Nancy Bauer; Pool Manager, Jaylene Jones; Tennis Manager, Jill Ellsworth; ACC Admin, Nancy Parker; and Business Manager, Katie Kidwell. Member at Large, Will Cryer; attended via Zoom.

**MINUTES:** The minutes of the September 13, 2021 regular meeting were approved with a clarification in the President's Remarks.

**PRESIDENTS REMARKS:** President, Donald Luther, opened the meeting by thanking Nancy Bauer for writing the monthly Landscape Logic column in the Homestead Herald. He noted it was an enjoyable read with helpful information for the lawns and gardens of homeowners.

**RATIFICATION OF BOARD ACTIONS:** Donald moved, and Chris seconded a motion to continue renting the North Pool to the ACES Swim Club through the month of October, weather permitting. The motion passed unanimously. Early morning Lap Swimming will continue through October as well.

**SOCIAL COMMITTEE:** The Social Committee submitted a written report that commented on their proposed budget for 2022.

**SWIM TEAM:** The Swim Team presented a written report that they would be advertising for coaches in the November Homestead Herald.

**MANAGER REPORTS**

1. **POOL:** Manager Jaylene Jones reported that the South and West pools had been winterized and FRR will wait until the end of October to winterize the North Pool. Jayleen presented her budget to the Board. Her budget increased 15% primarily due to increased costs for labor and supplies.

2. **LANDSCAPE:** Manager Nancy Bauer reported that nine homeowners had donated all or part of a tree to the Association. Those replacement trees would be planted on Saturday, Oct. 15<sup>th</sup>. The \$680 cost of a tree includes the tree, labor to plant it and a one-year warranty. Deep root fertilization treatments were applied to other struggling trees in the neighborhood. Rock was added at the South Rec area stairs and pedestrian bridge, mulch was added to smaller trees throughout the neighborhood and deadwood was removed from the Ginnala maple hedge on Quebec St. Nancy presented her budget to the Board. She had collected bids for the cost of grounds care and irrigation because the three-year contracts with Colorado Designscapes and WaterKetch were up for renewal. Nancy also presented a projection of the increasing costs to keep repairing and painting the perimeter fence. Due to increased costs for labor and wood, Nancy's proposed budget reflected a 15% increase. The Board discussed replacing the fence in stages, continuing to repair and repaint, and the cost of outright full replacement of the fence. Katie will post a notice in the Herald asking for residents to volunteer for a Perimeter Fence committee to investigate the best option for the Association.

3. **TENNIS:** Manager Jill Ellsworth reported that windscreens, tidy cans and scoring towers would be removed from the courts by October 15<sup>th</sup>. The Board and Jill discussed ways to accommodate the pickleball players and tennis players on the 8 tennis courts available to residents. The lock on the West Tennis Court gate has failed and there is not a working lock that the HOA can use to replace it. Jill will tape the lock so that residents can continue to access the court. Jill presented her budget to the Board which also reflected an increase in maintenance costs.

4. **ACC/TASK FORCE:** Nancy Parker reported that 30 applications were received in September for ACC approval. The ACC had been discussing ways to streamline and expedite the approval process for homeowners. One new volunteer has joined the committee and three others have expressed interest in joining as well. The Board and Nancy discussed next steps for homeowners who had failed to respond to their Taskforce citations and the deadline of October 1<sup>st</sup> to complete work. The Board reiterated its desire to work with homeowners who had mitigating circumstances provided those homeowners contact the office or Task Force prior to the deadline.

5. **BUSINESS:** Katie reported that the signs prohibiting motorized transportation on the greenbelts had been posted. Ting had contacted the HOA to offer bulk pricing for high-speed internet service. The North Pool building roof would be repaired on Oct. 14<sup>th</sup>. The company that inspects the HOA playgrounds had found numerous safety issues at the tire swing playground located at the top of Tract C behind the Village I townhomes. Based on the findings, the HOA insurance company advised the removal of the playground. The playground is out of code and there are not acceptable ways to upgrade the existing equipment. Additionally there are safety violations which pose a liability for the Association. Katie presented her budget to the Board which reflected an 11% increase overall. Included in the Reserve Fund portion of Katie's budget is the cost of a new secure access system for the pools and tennis courts. The former system has failed after 12 years and is no longer able to be serviced.

**HOMEOWNER APPEALS:** There were no homeowner appeals or comments.

**FINANCIAL REPORT:** Kelly McCormick advised the Board that it would be important as the Board builds this year's budget to be cognizant of the fact the reserve fund needs are ongoing and substantial. Based on projected capital funds needed as reflected in the reserve study and increased operating expenses, it appears it may be difficult to contribute \$100,000 each year toward the fence fund. As a result, it would be prudent to look into a loan for the fence and expedite the replacement plan. The Board agreed that it would be necessary to increase the 2022 HOA dues the full 10% allowed under the governing documents. The Board will meet on October 28<sup>th</sup> to continue working on the final budget for 2022. The September expenses totaled \$85,804 and included \$18,698 for Land Maintenance, \$27,234 for Pool expenses, \$21,295 for Trash & Utilities, \$1,828 for Tennis expenses and \$10,764 in administrative expenses.

**OLD BUSINESS:** The Board signed the Resolution regarding motorized vehicles on HOA greenbelts that was approved at the September meeting. Legal counsel had reviewed the revised appeal process put forth by the Board at the September meeting and had drafted a Policy to address harassment of HOA volunteers and employees. Donald moved and Chris seconded a motion to adopt the Resolution Regarding the Appeal Process for Covenant Violations and Fines, as well as the Policy Regarding Harassment and Code of Conduct. The motion passed unanimously.

**NEW BUSINESS:** The Board agreed their schedules would allow them to begin the monthly meetings earlier in the evening changed the start time of the monthly meetings to 5:30 pm.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 9:17 pm. The next regular Board Meeting will be on Monday, November 8th at 5:30 p.m. at the Business Office and via Zoom.