

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting July 12, 2021 – Unofficial Minutes

**CALL TO ORDER:** President, Donald Luther called the meeting to order at 6:34 p.m. with Vice President, Chris Evans; Secretary, Shane Meakim; Landscape Manager, Nancy Bauer; Pool Manager, Jaylene Jones; Tennis Manager, Jill Ellsworth; Business Manager, Katie Kidwell; and ACC Admin, Nancy Parker. Social Committee Member Olivia Phillips attended the meeting via Zoom. Homeowners Barbie Barker, and Laurie Meyer-Lancisi also attended a portion of the meeting via Zoom.

Currently only Board Members and Managers may attend the Board meetings 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 June 14, 2021 regular meeting were approved as read.

**SOCIAL COMMITTEE:** Olivia Phillips reported that over 100 children participated in the July 4<sup>th</sup> parade and 250 residents attended the pool party and games at the North Pool. The July 8<sup>th</sup> Music in the Park was a success and residents have asked for more music/food truck events. Olivia, the Board members and Jill discussed the impact of music/food truck nights on the tennis matches that are often at the North Tennis complex on Thursday nights. Donald moved to authorize a second Music in the Park date on August 26<sup>th</sup>, Chris seconded the motion which passed unanimously. Olivia reported that National Night Out planning was underway. The committee is waiting to hear how many officers will be in attendance to determine the location. National Night Out is a joint neighborhood/police event offering residents the opportunity to meet the officers, ask questions and visit neighbor to neighbor.

**SWIM TEAM:** Swim Team held virtual finals on July 8<sup>th</sup> and their end of season party on July 11<sup>th</sup>.

Barbie Barker asked if the ACES Swim Club could use the North Pool for practice on August 2 – 4<sup>th</sup> from 10:30 – 11:30 a.m. ACES is also interested in renting pool time again from the Association throughout August and September. The Board approved the early August dates and agreed to discuss the other dates later.

## MANAGER REPORTS

1. **POOL:** Manager Jaylene Jones reported the West Pool heater had experienced another brief breakdown and reminded the Board it would need replacement for 2022. Board Secretary Shane Meakim read an email he had received complimenting the Head Lifeguard at the West Pool, Finn Voss for his friendliness, the way he remembered patrons names, kept the pool and restrooms clean and maintained, and his general all around excellence. The Board reiterated its support of Front Range Recreation employees and their authority at the pools and in enforcing the pool rules.
2. **LANDSCAPE:** Manager Nancy Bauer reported that shrubs were replaced on the North side of Easter Avenue and rock was replaced on Homestead Parkway. Trees throughout the neighborhood have been marked for pruning or removal. A new drip system is needed for the hedge of Ginella Maples along Quebec. The Board and Nancy agreed she would apply the funds that would have been spent painting the fence behind the maples toward the cost of the new drip system. Nancy complimented Colorado Designscapes who had pruned around the perimeter fence without charge to accommodate the fence painting and who had also rearranged their mowing schedule to

accommodate the swim team finals and music in the park. Nancy received approval from the Board to begin a tree donation program to help replace trees throughout the property.

3. TENNIS: Manager Jill Ellsworth reported that resurfacing of the North Court complex begins July 12<sup>th</sup>. Two courts will be resurfaced the 12 – 17<sup>th</sup> and two more the 19<sup>th</sup> – 24<sup>th</sup>. The cost to add two pickleball courts is approximately \$40,000. The Board asked Jill to walk the property with Renner Sport Surfaces to identify potential locations.

4. ACC/TASK FORCE: The ACC is still processing record numbers of applications. The committee recommended that approvable paint colors be limited to those on the ACC style boards. The style board colors would be approvable across brands and the ACC would designate certain colors of James Hardie siding that homeowners could choose from as well. The Board noted there were 54 body colors on the style boards and agreed with the ACC's decision. The next ACC meeting will be August 17<sup>th</sup>. 214 Task Force citation letters were mailed to homeowners in early July. Homeowners have been asked to respond by July 28<sup>th</sup>.

The Board and Nancy reviewed homeowner appeals:

1. Account 780: Chris moved, and Shane seconded a motion to uphold the fine. The motion passed unanimously.
2. Account 883: The Homeowners appeal revealed there had been a miscommunication. Chris moved, and Shane seconded a motion to waive the fine. The motion passed unanimously.
3. Account 665: Donald moved, and Chris seconded a motion to uphold the fine. The motion passed unanimously.
4. Account 847: The garage floor must be repoured so that the garage door can hang properly. The Board agreed that the cost of a new garage floor was similar to that of a new driveway. Donald moved and Chris seconded a motion that citations requiring a new garage floor would be allowed three years to be remedied. The motion passed unanimously.
5. Account 884: Chris moved, and Shane seconded a motion to uphold the fine of \$250. The second installment of \$500 would be suspended provided the cited work is finished within 60 days or the homeowner can show a scheduled install date. The motion passed unanimously.
6. Account 288: Donald moved and Chris seconded a motion to uphold the fine assessed because the promised work will not be complete on July 14<sup>th</sup>. Future fines will be suspended provided the homeowner keeps the Association informed of future delays. The motion passed unanimously.

5. BUSINESS: Katie reported meeting with a deputy from the Arapahoe County Sheriff's office to hear his recommendations to curb the noise, loitering and vandalism at the pools. She also discussed the complaints from homeowners about the motorized vehicles in Homestead. The officer encouraged homeowners to contact the Sheriff's department at 303-795-4711 when they see vehicles in the road or on the city sidewalks. The Board agreed that going forward scooters, bikes, dirt bikes, and other moving vehicles may not be used in motorized form on the HOA property; the greenbelts and sidewalks. Homeowners will be cited under Article VI, Section 1, item D of the Declarations of Restrictions. To curb activity at the pools after hours Nancy Bauer will obtain proposals to remove much of the mature vegetation so that the area is visible and open from the lawn and parking lots. Since so many homeowners use the Board meetings to appeal covenant enforcement citations the Board discussed forming a separate hearing tribunal. The Association has two homeowners who have failed to respond to the HOA and have now had liens filed on their property in accordance with the Covenant Enforcement Policy.

The Board agreed that in accordance with the next steps of the policy Katie should turn the accounts over to the HOA attorney for collection.

**FINANCIAL REPORT:** The Board reviewed the June financials and noted the managers all remain under budget. June expenses totaled \$80,039 and included \$19,390 for Land Maintenance, \$30,171 for Pool expenses, \$20,627 for Trash & Utilities, \$1,283 for Tennis expenses and \$8,433 in Administrative expenses.

**OLD BUSINESS:** Updates to the ACC/Property Use fine schedule and Residential Improvement Guidelines were tabled again due to lack of time.

**NEW BUSINESS:** Donald had reviewed HB 21-1229 recently passed by the Colorado legislature and signed into law on July 2nd by Governor Polis. The new law provides some protections for solar panels, artificial turf and signs & flags. The Board and ACC will amend the Residential Improvement Guidelines accordingly.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 9:42 pm. The next regular Board Meeting will be on Monday, August 9th, at 6:30 p.m. at the Business Office and via Zoom.

**BOARD ACTION OUTSIDE OF MEETING:** The Board held an additional meeting on July 8, 2021. All members were present. Donald moved and Kelly seconded a motion to exempt Board Members and their partners from mandatory volunteer hours on other HOA activities or committees. Board members may volunteer if they want to; but will not be required to do so. The motion carried with Shane Meakim and Chris Evans abstaining. The Board also agreed to draft a letter of reprimand to be sent when HOA employees, FRR lifeguards, and residents volunteering for the HOA are verbally or otherwise abused by other residents.