

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 21, 2019 – Unofficial Minutes

**CALL TO ORDER:** President, Jamie Von Feldt, called the meeting to order at 6:30 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, Eli Schlagel; Tennis Manager, Jill Ellsworth; Social Committee Representative Kelly Kane; Swim Team Parent Representatives Christy Serenyi and Jackie Sparks; and Waste Connections Representatives Paul Breiteman and Jacqueline Satterwhite. Homeowners Al & Debbie Colussy and Kaylene Cromer also attended a portion of the meeting.

**MINUTES:** The minutes of the September 9, 2019 regular meeting were approved as read.

**SWIM TEAM:** Christy confirmed that the Swim Team would order a new display case to replace the existing one that is damaged. Front Range will install it for the Swim Team. Christy also asked if the HOA would reimburse the Swim Team for the blue umbrellas the team had purchased in 2018 that were now being used for shade at the South Pool. The Board agreed to reimburse Swim Team for the cost of the umbrellas. Kelly Kane and the Board discussed Food Truck Fests and how to improve them going forward. The company that schedules the Food Trucks will only send them Monday through Thursday. The North Pool is the best location because the South Pool parking lot is on an incline. The West Pool has less area for homeowners to congregate. Monday through Thursday USTA league play occurs on the North Tennis Courts and the crowds from the food trucks are noisy, disrupting play. The Board agreed the community loved the Food Trucks. No decision was reached on how to best balance their presence with the tennis matches. Kelly submitted a budget for the Social Committee activities for 2020.

## MANAGER REPORTS

1. **POOL:** Manager Eli Schlagel reported that FRR had completed walk throughs of all three pools and that each pool had been winterized. The repair to the spalling on the surface of the North Pool was successful. The broken heater at the South Pool had been removed. FRR had purchased a new heater and would install and bill the HOA for it in 2020. FRR would also pick up the gently used furniture the HOA had purchased from Founders Village and deliver it to the North Pool.
2. **LANDSCAPE:** Manager Nancy Bauer reported that the basketball hoop at the North Pool had been replaced, new trees had been wrapped, and the irrigation system had been winterized. She reported that Village I had informed Homestead in the Willows that the City of Centennial was requiring them to move their perimeter fence 6 inches east of its current placement. Under the landscaping agreement Homestead shares with Village I, Homestead maintains the trees along Quebec west of the current fence. Who should pay for the new cobble that will be needed to fill in when the fence is moved? The Board directed Katie to pursue the expense with the City of Centennial because they are the entity claiming that area as their right of way. Nancy also reported she had increased her Fence Maintenance line item in her budget because the cost of replacing posts and painting the fence continues to rise.
3. **TENNIS:** Manager Jill Ellsworth reported that windscreens had been rolled up at the West Courts. Jill said it was recommended to roll up all windscreens during the winter to avoid wear and tear. Homestead has historically only rolled up the windscreens on the south side. The Board evaluated the cost of new windscreens compared to

the increased labor costs of rolling all windscreens up and down annually and decided it was more cost effective to continue only raising the south side windscreens.

4. BUSINESS: Katie summarized the findings by SEMSWA and SA Miro, an engineering firm, regarding the storm drain that runs north from Easter Avenue to Costilla. She spoke to the City of Centennial regarding sidewalk repairs made in asphalt. Mike Nelson and Mike Perry of the Public Works and Right of Way Street drainage departments told her that asphalt repairs would be replaced with cement in 2020, budget permitting. Cherry Creek School District has asked for time at the Annual Meeting to present their strategic plan and to solicit feedback from residents regarding what information they would like the school district to report to them. The Board agreed that the HOA meetings were already quite busy and directed Katie to suggest that CCSD hold a separate meeting at the elementary school that interested residents could attend.

#### **HOMEOWNER COMMENTS & APPEALS:**

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Account 837: Donald moved, and Emily seconded a motion to waive the fine. The motion passed unanimously.

Account 700: Ross moved, and Jamie seconded a motion to grant an extension to May 1, 2020. The motion passed unanimously.

Account 633: Donald moved, and Emily seconded a motion to uphold the fine. The motion passed unanimously.

Account 528: Donald moved, and Bruce seconded a motion to require installation of the approved ACC door. Motion carried.

Account 556: Board agreed to return to the ACC for review.

**ACC/TASKFORCE REPORT:** 43 driveways were cited by taskforce volunteers. After 2<sup>nd</sup> inspections by the Board of Directors, 27 letters were sent to residents requiring them to replace their driveway by 2022.

**FINANCIAL REPORT:** Treasurer Bruce Thorne advised the Board that several large capital expenses were necessary over the next few years. Essential reserve expenditures for 2020 total \$134,000 and the Association could spend an additional \$175,000 on other repairs such as pool decking, shade awnings and restroom updates. In addition, the Perimeter Fence is in need of replacement. The repair costs to keep the fence functional and presentable increase annually so the Board would need to include savings toward its replacement in the dues increase. It seems likely a 10% dues increase will be necessary for 2020. September expenses totaled \$49,818 and included \$14,054 for Land Maintenance, \$16,628 for Pool expenses, \$11,373 for Trash & Utilities, \$1,038 for Tennis, and \$6,724 in Administrative expenses.

**OLD BUSINESS:** Pickleball has requested their hours on the West Courts be changed to 2:30 to 4:30 effective November 1<sup>st</sup> due to daylight savings time. The Board agreed and Jill will post a sign at the West Courts. Tape residue continues to be found at the courts. Pickleball players are asked to only use painter's tape and to be sure to remove all the tape they put down.

The representatives from Waste Connections (WC) and the Board had a productive discussion regarding trash pickup in Homestead. WC explained some of the factors that impact trash pickup and why moving to automation is necessary. The amount of trash left out for pickup, the potential for driver injury when picking up cans and bags of unknown

weight, and the cost of insurance all influence the industry's move to automated pickup. There are no longer any companies in the Denver area who are not automated. The last company who picked up unlimited residential trash and assorted trash can sizes was unable to find insurance and sold to WC. WC would like homeowners to cease the use of the multiple small 18-gallon colored plastic bins for recycling and move to a single 64- or 96-gallon cart instead. They would also like homeowners to use a 96-gallon cart for trash. They understand 96 gallons seems too big for some owners and will pick up smaller cans but can't guarantee a smaller can from the hardware store won't be damaged by the mechanical arm used by the truck. The Board and WC discussed the cost of new containers to homeowners, the size of containers the mechanical arm could pick up, how to accommodate leaves during the fall, and more frequent emptying of the dumpsters at the North and South pools for overflow trash. WC will verify their pricing and how to best transition the change in containers. Going forward, only leaves and grass clippings should be in bags, with no more than 4 out at a time for pickup. WC will charge the homeowner \$2.00 per bag for more than 4 bags. Shrub and tree limbs should be cut and tied in bundles no more than 4 feet wide and long. All other trash should be in cans. The HOA will communicate the parameters of the transition over November and December with the new service starting effective January 1<sup>st</sup>.

**NEW BUSINESS:** The Board discussed an email suggesting they revisit providing snow removal along the HOA sidewalks. The email pointed out the numerous residents who walk Homesteads paths and the children who must walk to school over snow packed sidewalks. The Board agreed that while they are sympathetic to the desire to provide snow removal, the Association is facing numerous capital improvements that will be quite costly. Providing for snow removal remains a prohibitive cost for the neighborhood.

**ADJOURNMENT AND CALENDARING:** The meeting adjourned at 10:30 pm. The next regular Board Meeting will be on Monday, November 11th, at 6:30 p.m. at the Business Office.