

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 11, 2021 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:33 p.m. Board Members present were Bruce Thorne and Shane Meakim. Will Cryer and Ross King attended via Zoom. Also attending were Business Manager Katie Kidwell, ACC Manager Nancy Parker and 2021 Swim Team Representative Tiffanie Lenderman. Landscape Manager Nancy Bauer and Tennis Manager Jill Ellsworth attended via Zoom. Homeowners Jim Wallace, Colin Harsh, Bill Baraya and Lenore Klein attended a portion of the meeting.

MINUTES: The minutes of the November 9, 2020 regular meeting were approved as read.

SOCIAL COMMITTEE: No report.

SWIM TEAM: Parent Rep Tiffanie Lenderman reported that the 2020 coaches had been approached to return for the 2021 season and two additional coaches had also applied for positions. The parent reps expect to make final decisions shortly. The parent reps hope to start swim team practice in mid-May as usual and go through mid- July provided RMSL operates their typical season. Alternatively, the parent reps are prepared to host virtual swim meets or smaller meets if necessary. Tiffanie also formally requested the annual HOA donation to the swim team stating it was needed more than ever since the team can't earn their usual income through snack bar proceeds.

MANAGER REPORTS

1. **POOL:** Front Range Recreation submitted a written report. The three filters at the South Pool were replaced with one gently used commercial filter sourced for Homestead by Front Range Recreation. The replaster of the North Pool will begin in early spring.
2. **LANDSCAPE:** Manager Nancy Bauer reported that the Christmas decor had been removed and stored, the dumpster enclosures were cleaned out and the graffiti on Easter Avenue had been painted over. The gate to the South Pool dumpster enclosure is damaged and Nancy is obtaining estimates for its repair.
3. **TENNIS:** Teams for 2021 are forming and Homestead is at capacity for its facilities. A survey about the Junior Team Tennis program and youth lessons was sent to participants and is available on the Homestead Facebook page.
4. **ACC/TASK FORCE:** Nancy reported that the ACC had processed an average of 30 applications monthly, a 50% increase from 2019. Nancy and the Board discussed the continued problem of homeowners making exterior changes without applications and the bind it puts the ACC volunteers in when those changes are not compliant. The Board agreed applying fines and insisting on bringing non-compliant elements into harmony with the Homestead Aesthetic was the only way to apply the covenants fairly. The next ACC meeting would be on January 14th.
5. **BUSINESS:** Katie reported that 2021 HOA assessment letters had been mailed to all homeowners on January 4th. Dues for the 2021 fiscal year are to be paid by March 1, 2021. The building permit application for the North Pool remodel project had been submitted to the City of Centennial. John Fitzgerald, the bookkeeper who has served the Association for over 10 years, has retired. Jim Wallace, a homeowner and CPA has agreed to become the bookkeeper for the Association. Jim introduced himself to the Board who

thanked him for stepping forward. The service agreement the Association holds with Comcast is set to expire in April 2021. A letter of intent to terminate the agreement had been sent by the Association.

HOMEOWNER COMMENTS & APPEALS: Account 525, 491, 704 and 804 appealed citations by the Covenant Review Task Force. Account 806 appealed an ACC decision. Donald moved and Will seconded a motion to deny the appeals for accounts 704, 804 and 806. The citations for Accounts 525 and 491 were dismissed. The motion passed unanimously.

FINANCIAL REPORT: Treasurer Bruce Thorne reported to the Board that he had opened an account at Vectra Bank and moved the fence fund and part of the Reserve Account to Vectra. The money will be invested in a secondary bank CD to earn higher interest and allow the Association to remain compliant with FDIC insurance. Expenses for December totaled \$51,451 and were comprised of \$1,410 in Pool expenses, \$23,510 for Trash and Utilities (two months of trash service and a water bill of \$5,233), \$8,166 for Land Maintenance and \$17,354 of Administrative expenses.

OLD BUSINESS: The Board members reviewed the Governing Policies and Residential Improvement Guidelines to make changes to the Covenant Violation and ACC Fine procedures. Donald will make some suggested changes to the wording and fine amounts before sending them to legal counsel for review.

NEW BUSINESS: Member at Large Will Cryer announced he is exploring electronic submission of ACC applications through the HOA software program the Board is considering. He will also connect with the new bookkeeper to go through the financial accounting program the software offers.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:37 pm. The next regular Board Meeting will be on Monday, February 8th, at 6:30 p.m. at the Business Office.