

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting May 14, 2018 – Unofficial Minutes

CALL TO ORDER: Tim Nicknish called the meeting to order at 6:36 p.m. Board Members present were Ross King, , Bruce Thorne and Jamie VonFeldt. Also attending were Business Manager, Katie Kidwell; Pool Managers, Jenn Thomas, Eli Schagel, Peyton Daily, and Brayden Clay; Landscape Manager, Nancy Bauer and ACC Chair Kate Botkin. Homeowner Brenda Denning also attended a portion of the meeting.

MINUTES: The minutes of the April 9th regular meeting were approved as read.

SWIM TEAM: Swim Team submitted a written report as they held new swimmer tryouts that afternoon. They also thanked the Board for their annual donation which they planned to put toward the purchase of eleven foot removable spectator umbrellas.

MANAGER REPORTS

1. **POOL:** Jenn Thomas introduced herself to the new Board members and briefly described how Front Range Recreation (FRR) would manage the pools this summer. She introduced Brayden Clay and Peyton Daily who will manage the South Pool this summer. She reported the North Pool is up and running and that the new lifeguard chairs had arrived. Eli Schagel informed the Board that the main drain valve at the north pool was not functioning properly. If changing the valve doesn't solve the problem a scope would be necessary to examine the pipes to the drain, but FRR would start with replacing the valve.
2. **TENNIS:** No report.
3. **LANDSCAPE:** Nancy reported that she had the removal of a large cottonwood at the South Pool scheduled for May 15th. The concrete walkway would need to be removed and then re-poured after the stump removal. 5700 square feet of sod had died on the north side of the South Pool. Nancy had obtained quotes to re-sod and the cost would be almost \$18,000 because of the labor involved. There is no way to bring equipment to the sod and everything will have to be carried in by wheel barrow from Fremont Place. Repairs to the Perimeter Fence were scheduled to begin May 15th. DVA had notified Nancy of a tree in a homeowner yard that had disrupted the line of the fence. The Board agreed that if a homeowner's tree caused damage to the fence, the cost of the repair should be borne by the homeowner. The office received a report that the slide of the new toddler playground at the North Pool was too hot to use on a warm day. Nancy had contacted Recreation Plus to find out what they could do to make the slide usable.
4. **BUSINESS:** Katie informed the Board about the final notice letters sent to those homeowners who had not yet paid their 2018 assessment. Liens on those properties would be filed on June 1st if no payment had been made. The North Pool restroom remodel was complete and the shade awning had been installed at the North Pool. Katie and the Board discussed making the CIC documents the HOA was required to provide to all prospective buyers available online and also discussed what the Association charged for transfer fees. The HOA currently did not charge for CIC documents or status letters while most other communities do so. Katie will see what the average charge is for other neighborhoods.

ACC REPORT: Chairperson Kate Botkin introduced herself to the new board members and summarized her experience as a former Board President and ACC Chair for the Association. Kate returned to chair the committee after several members retired in the fall. Kate told the Board the current committee is excellent. Composed of realtors, interior designers, and homeowners with remodeling experience, they have reviewed and updated the Homestead Colonial Aesthetic and developed sample boards for homeowners to use when selecting paint colors, front doors and garage doors. The committee is united in their goal to remain consistent to the Aesthetic and ensure approvals reflect the Aesthetic and the Residential Improvement Guidelines. The sample boards of exterior paint colors and doors are available in the Business Office for homeowner use and there will soon be a binder of photos of houses showing the different approved paint colors as well. Kate asked for Board approval of the committee requiring that garage doors be painted and that the paint should match the body color and not the trim color of the house. They also want to eliminate all leaded glass from doors and sidelights. Opaque glass would still be approved. The Board agreed that going forward all garage doors would be required to be painted to match the body color of the house and that leaded glass would not be approved. Further, if the committee wants to make any changes to the Residential Improvement Guidelines or the Homestead Aesthetic, the Board will have to approve those changes.

HOMEOWNER APPEALS: Account 836 appealed to the Board to waive the \$250 fine imposed when she missed the deadline to repair covenant taskforce cited work. The work has since been completed satisfactorily. Tim moved and Ross seconded a motion to waive the \$250 fine. Motion passed unanimously. A Village I townhome owner appealed to the Board for a waiver of a \$28 late fee imposed when she missed the March 1st deadline to pay the sub-association fee due Homestead. The amount of the sub-association fee matches what Village I owners pay to their management company monthly and the owner was confused and thought she had already paid. Jamie moved and Bruce seconded a motion to waive the late fee. The motion passed unanimously.

FINANCIAL REPORT: Tim reported a change in procedure in paying vendors from the reserve fund. Katie would notify Tim when a vendor needed to be paid and Tim would issue the online check. The April expenses totaled \$46,156 comprised of \$18,785 for Landscape expenses, \$11,270 for Trash and Utilities, \$9,702 of pool expenses and \$4,686 of Administrative expenses.

OLD BUSINESS: Tim moved and Ross seconded a motion to accept the ACC recommended updates to the Homestead Colonial Aesthetic. The motion passed unanimously. Ross advised the Board about some prices he had received when investigating the cost of Trex vs Wood fencing. The Board briefly discussed ways to pay for rebuilding the perimeter fence, the need to consult the governing documents regarding special assessments and provisions to pay such re-building, and agreed more research was necessary.

NEW BUSINESS: The Board reviewed a new policy drafted by the Association attorney to address homeowners who repeatedly violate the covenants or fail to address items cited by the Covenant Review Taskforce. The new policy sets out provisions that if met allow the Board to apply the third fine assessment to repeat violators. Tim moved and Ross seconded a motion to adopt the "Resolution Regarding Revisions to Covenant Enforcement Policy and Procedures Fine Schedule to Clarify Fines Applicable to Repeat Violators". The motion passed unanimously. Tim also moved and Jamie seconded a motion that the Board replace the dead sod at the South Pool at a cost of \$18,000. The motion passed unanimously.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:35 p.m. The next regular Board Meeting will be on Monday, June 11th, at 6:30 p.m. at the Business Office.