

20 HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting July 13, 2020 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther, called the meeting to order at 6:34p.m. Board Members present were Bruce Thorne and Shane Meakim. Joining via teleconference were Donald Luther, Ross King and Will Cryer. Also attending were Business Manager, Katie Kidwell; ACC Admin, Nancy Parker; Pool Manager, Jaylene Jones, Tennis Manager, Jill Ellsworth; and Social Committee representative Olivia Phillips. Landscape Manager, Nancy Bauer attended via Zoom and Homeowner Rebecca McIlwaine also attended a portion of the meeting via Zoom.

MINUTES: The minutes of the June 8, 2020 regular meeting were approved as read.

SOCIAL COMMITTEE: Olivia Phillips reported that there had been high attendance at Food Truck nights and the company that sponsors the trucks has asked if the HOA would like to continue them through December. Their continuing is conditional upon no gatherings of homeowners. Residents would still need to order online and pick up their food when texted to do so. With restaurants still partially closed, kids home from school and parents continuing to work from home the food trucks are a convenience for residents and a way for Homestead to support small businesses. There would be no financial cost to the HOA. The Board agreed to continue through December. Olivia went on to report that the July 4th parade was a big success and the Social Committee had received a lot of positive feedback. The committee has no further activities planned for 2020.

MANAGER REPORTS

1. **POOL:** Manager Jaylene Jones reported that the pools have been busier with the increased usage now that the number of patrons allowed at the pool is greater under the Arapahoe County variance. The HOA had hired an extra lifeguard to work over the weekend but Jaylene thinks it may not be necessary to continue staffing the extra position going forward. A homeowner had sent a video clip to the Business Office showing reckless behavior at the pool and FRR had shown the clip to the staff at each pool and reminded the lifeguards that Homestead has a zero-tolerance policy for behavior, however brief, that could endanger others. The Board had been asked about allowing guests at the pool but agreed unanimously that no guests would be permitted. Extended family such as grandchildren are permitted to use the pool with the Homestead resident in attendance. Some Lap Swimmers had asked if the hours could be extended now that Swim Team had concluded its season. The Board agreed Lap Swim hours would remain unchanged. The gate at the North Pool is being left open by lap swimmers. Swimmers are asked to please ensure the gate is fully closed when they leave the pool after lap swim. An open gate to the pool is a huge liability for the HOA. The North Pool experienced some vandalism but overall, the level of after-hours swimming and vandalism at the North and South pools seems to have subsided. Homeowners are encouraged to call the police if they hear or see after-hours activity at the pools.
2. **TENNIS:** Manager Jill Ellsworth reported that patching the North Courts playing surface, the installation of new nets, dividers and windscreens would occur in late July or early August. A lock at the South Tennis Courts had been damaged by someone pounding it with a hammer. Jill had arranged for its repair. Marks to help the pickleball players know where to place the tape for pickleball lines had been painted at the West Courts. The company patching the playing surface warned Jill that any tape left on the courts by pickleball players would damage the playing surface. Pickleball players must remove their tape thoroughly after

- playing. Over 70 Homestead kids under the age of 18 are participating in Junior Team Tennis. Katie mentioned receiving calls at the Business Office that homeowners were propping open the tennis court gates. Homeowners are asked to please close the tennis court gates when they leave the courts. Propping them open only encourages non-residents to play on Homestead courts. If residents walk by the courts and see open gates the HOA asks that you please close them, whether or not you play tennis.
3. LANDSCAPE: Manager Nancy Bauer reported that the black cable draped in the trees across Geddes Place belonged to Comcast who seemed to be in no hurry to bury it. They have 90 days to do so and Nancy is pushing them and Centennial officials to bury the cable and replace sod in other areas. Nancy had removed trees damaged by the windstorm in June. She also noted that one of the food trucks had slid down the embankment at the North Pool. It damaged some sod but Nancy was hopeful the sod would come back. Several fence posts were also damaged in the June windstorm. The Board agreed Nancy should replace the posts as they fail.
 4. ACC: Admin Nancy Parker, reported that the committee was receiving unprecedented numbers of applications. 47 applications were processed in June and there were currently 21 applications waiting for review as of July 13th. All homeowners should expect application approval to take the full 30 days allowed in the Governing Documents. The office had received some calls suggesting that the Covenant Review Taskforce walk should be cancelled this year. The Board discussed doing so but decided it was necessary to proceed with the walk because it is the only time a uniform, site-wide inspection is made of every property. If not enough volunteers step forward, the Board will fill in as needed.

Donald remarked that he had attended the most recent ACC meeting and was thoroughly impressed with the committee's leadership, decision-making process, and attention to detail. The committee members had vigorous discussions regarding how various elements and materials would fit into the neighborhood aesthetic. Donald fully supported their decisions and suggested other Board members attend future meetings so they could be fully informed as to the thoughtful and thorough reasoning going into each ACC approval.

5. BUSINESS: Katie reported that all but one homeowner had paid their 2020 assessment. The office had received calls thanking the Board for dumpster day and asking if a shredding event could be added. Such events cost between \$600 to \$900. The Board agreed they might consider hosting such an event if the cost could be shifted to the homeowner. Katie would report back with possible options. The asbestos and mold found in the walls of the West Pool restrooms had been removed. Bids to rebuild the restrooms were now being procured. Two former Swim Team parent reps had volunteered to help with the North Pool remodel project. They asked the Board if the HOA would consider including an ADA compliant ramp from the parking lot as well as adding another stall and updating the restrooms to ADA standards. The Board asked to see the cost prior to making a decision.

HOMEOWNER COMMENTS & APPEALS:

Account 738 could not attend the meeting and asked for a future appeal date. The Board agreed upon a date to hear the appeal.

Account 866 had been cited for excessive weeds. The owner had asked what remedies would be acceptable. The Board agreed that the owner needed to submit a plan for new landscaping per section 2.8 of the Residential Improvement Guidelines and obtain approval from the ACC.

FINANCIAL REPORT: Bruce reported that the HOA was in good financial shape with expenses running as expected in the operating account. The Reserve account would cover the unexpected expenses caused by the West Pool leak. Bruce had reviewed the audit and noted that the reserve fund currently had more funds higher than the FDIC insurance would cover. He was looking into alternatives. June expenses totaled \$83,156 and included \$15,506 for Land Maintenance, \$30,026 for Pool expenses, \$28,032 for Trash & Utilities (including \$26,717 for water), \$1,344 for Tennis expenses, and \$8,246 in Administrative expenses.

OLD BUSINESS: The Pickleball players had asked again about the placement of a storage box for the materials needed to play pickleball. The Board discussed the request concluding that a box would only serve as an attractive nuisance that invited vandalism. The Board also discussed what would happen if residents were playing pickleball and tennis players arrived and wanted to play on the same courts? The Board agreed that just as the tennis rules require residents to give up their court at the end of a set if others are waiting, pickleball players should yield the court at the same sort of stopping point if tennis players are waiting. Donald stressed again how important it was for pickleball players to remove their tape thoroughly from the court surface.

The Board agreed to rent the North Pool to the ACES Swim Club at a rate of \$55/hour M – F between 8:00 am and 11:00 am.

The Board revisited digitizing the records kept at the Business Office. Shane and Will had both looked into various options and the Board discussed the costs associated with the software. No decision was made.

NEW BUSINESS: Account 656 asked the Board to consider the implementation of a tennis reservation system. With clubs such as Lifetime closed for tennis, there has been increased demand for Homestead courts by residents who usually play elsewhere. It would be helpful for owners to be able to schedule a court and know it would be available for their use. Instead those who want to play tennis must drive to the court and see if one is available for play. The software cost of a reservation system is approximately \$400. The Board agreed to look into such a system and consider the associated costs and administration.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:20 pm. The next regular Board Meeting will be on Monday, August 10th, at 6:30 p.m. at the Business Office.

BOARD ACTION SUBSEQUENT TO MEETING:

1. On July 29, 2020 the Board of Directors agreed to waive the fines accrued when Account 738 installed an above ground inflatable pool without ACC approval. The owner agreed to remove the pool.

