

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting September 13, 2022 – Unofficial Minutes

CALL TO ORDER: President, Chris Evans called the meeting to order at 6:35 p.m. Present were Vice President, Will Cryer; Member at Large, Kristi Leavitt; Business Manager, Katie Kidwell; Pool Manager, Jaylene Jones; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; ACC Manager, Emily Maxfield; and Social Committee Chair, Kelly Kane. Secretary James Keating and Treasurer, Kelly McCormick attended the meeting via Zoom. Homeowner Phyllis Thomas also attended a portion of the meeting.

MINUTES: The minutes of the August 9th regular meeting and September 2nd supplemental meeting were approved as read.

RATIFICATION OF ACTION OUTSIDE OF MEETING: Chris moved and Will seconded a motion to ratify an extension to complete Covenant Task Force work for account 847 that was approved via email. The motion passed unanimously.

SOCIAL COMMITTEE: Kelly Kane asked the Board for approval to bring Holiday Sleigh rides to Homestead. The company requires a deposit of \$1,130. The committee is hoping to provide two sleigh ride dates in late December. The committee is also planning to sell luminarias for residents to put out on Christmas Eve. Chris moved and Will seconded a motion that the Board approve the expense up to \$2,000. The motion passed unanimously.

SWIM TEAM: No report. Swim Team had inquired about including the swim team coaches under the HOA payroll. The Board declined to do so. Adding seasonal swimming coaches would increase the HOA payroll and Workers Compensation Insurance costs.

MANAGER REPORTS

1. POOL: Front Range Recreation owner Jaylene Jones reported that she had begun the replaster of the South Pool. She was able to obtain the plaster needed before prices increased and the new plaster will be sprayed on October 1st. The project should be complete by October 20th at which time the pool will be winterized. The North Pool will be winterized at the end of October after the ACES swim club is finished with their practices. The steps to the North Pool diving board have broken so the diving board is closed while the pool company gets a welder out to try to repair the ladder.
2. LANDSCAPE: Manager Nancy Bauer reported that she had completed more tree pruning. Nancy had also completed an inventory of the perimeter fence posts that currently need replacing and had successfully pushed Comcast to bury the cable that had been hanging over the intersection at Easter Ave. & Quebec St. Winter kill and mites had damaged a large area of sod which died behind the South Pool rec area. Nancy removed the sod, installed edging and mulch, and will turn the area into a shrub bed next spring. Nancy turned in a preliminary budget to the Board.
3. TENNIS: Manager Jill Ellsworth presented her budget to the Board.

4. ACC/TASK FORCE: Manager Emily Maxfield and the Board discussed various ACC matters and work flow. The Covenant Task Force citations can be problematic as many homeowners don't realize that despite being cited and told to correct an element, ACC approval still needs to be obtained before they can proceed. The Task Force has different time constraints than random ACC applications but currently the ACC has no way of knowing there is more urgency for one application over another. The Board and Emily will continue to work on solutions.

5. BUSINESS: Katie reported that weekend swimming at the North Pool had been popular. The internet at that location fails periodically and following Century link's protocols to fix it aren't practical when the pool is only open on weekends. Another homeowner asked if the West Pool could remain open through Labor Day weekend now that the North and South are doing so. The Board agreed that opening all the pools on Memorial Day and closing all the pools on Labor Day made sense. Katie will check with Front Range as to feasibility. Historically the problem has been staffing as so many of FRR's employees return to school and stop working in early August. Katie presented her budget to the Board.

HOMEOWNER COMMENTS: Account 648 approached the Board about the Covenant Task Force and ACC processes with some suggestions.

FINANCIAL REPORT: Treasurer Kelly McCormick lost her internet connection and was unable to review the financials with the Board. Operating expenses totaled \$154,544 during the month of August and included \$67,890 in trash & utilities; \$ 14,718 in Administrative expenses; \$23,741 in Landscape expenses; \$44,120 in Pool expenses, and \$2,173 in Tennis expenses.

OLD BUSINESS: Chris moved and Kristi seconded a motion to adopt the revised Conduct of Meeting, Collection and Covenant Enforcement polices drafted by the HOA attorney to be in compliance with HB-1137. The motion passed unanimously.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:04 pm. The next regular Board Meeting will be on Monday, October 3rd at 6:30 p.m. at the Business Office and via Zoom.