

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 10, 2022 – Unofficial Minutes

CALL TO ORDER: President, Donald Luther called the meeting to order at 6:00 p.m. with Business Manager, Katie Kidwell; ACC Admin, Nancy Parker; Swim Team Parent Rep, Kelly Lewis; and homeowner James Keating in attendance. Vice President, Chris Evans; Member at Large, Will Cryer; Treasurer, Kelly McCormick; and Landscape Manager, Nancy Bauer attended the meeting via Zoom.

MINUTES: The minutes of the November 8, 2021 regular meeting were approved as read. The Board reviewed the December 2, 2021 hearing results for Accounts 691 and 361, and the January 6, 2022 hearing results for Accounts 440, 420, 576, 254, 649, and 546. The Board ratified the decisions made on both hearing dates.

MANAGER REPORTS

1. POOL: Front Range Recreation had revised their pool contract to reflect the rise in labor and insurance costs. The Board discussed the increased management fees and agreed they were similar to those presented by the Grounds Maintenance and Irrigation contractors and signed the revised contract.
2. LANDSCAPE: Manager Nancy Bauer reported that WaterKetch had provided winter watering during the months of November and December due to the dry weather. The Board and Nancy discussed two sections of perimeter fence that are failing and the Board authorized Nancy to limit repairs to those that were urgently needed due to safety issues until the newly formed fence committee could meet and provide more information.
3. TENNIS: The Board discussed broken cable ties on the windscreens and agreed to ask Jill to look into the industry standard for windscreen storage throughout the winter.
4. ACC/TASK FORCE: Nancy and the Board discussed the appeals process and made some process refinements for dates and submission. The Board agreed that if a homeowner submits a written appeal but fails to attend the scheduled hearing the Board has the authority to rule on the appeal without the homeowner's presence. The Board asked Katie to revise the hearing instructions to include language that explains homeowners need not be present at their hearing however not appearing in person would minimize a homeowner's chance for a successful outcome.
5. BUSINESS: Katie reported that dues collection through the PayHOA platform was proceeding well however there have been a few mis-deliveries. **If any homeowner has not received a 2022 dues assessment letter please contact the Business Office immediately so that a duplicate copy can be mailed.** One owner had asked for a payment plan due to a hardship situation which the Board approved. The ACES Swim Club rental of the North Pool for fall swim practices resulted in \$4,688 in rental fees. The rental of the pool by ACES and their reimbursing the HOA for the maintenance and utility costs of keeping the pool open allows the homeowners who lap swim to continue throughout the fall. The Homestead Holiday Home Tour raised \$3,500 and the sponsors have asked to donate the proceeds to the HOA to purchase trees for the property. The Board accepted the donation gratefully. Katie and the Board reviewed several legal opinions issued by the Association attorney.

SOCIAL COMMITTEE: Social Committee Chair, Kelly Kane was unable to attend the meeting and would follow up with the Business Office later.

SWIM TEAM: Parent Rep Kelly Lewis asked the Board about displaying a banner naming the team sponsors on the North Pool fence during the swim season. The Board explained the Association attorney advised the HOA not to sponsor events that involve or include individual homes or businesses. The Hurricanes can continue to hang the banner on the fence during swim meets, but must remove it after the event concludes. Kelly mentioned the lane ropes needed replacing but the HOA does not provide lane ropes. Swim Team equipment is provided for from the Hurricane budget. The Board did approve a donation of \$2,000 to the Swim Team for the 2022 season.

HOMEOWNER COMMENTS: Katie had received one homeowner's input about the Perimeter Fence replacement cost and how it should be paid for and relayed that to the Board of Directors.

FINANCIAL REPORT: Treasurer KellyMcCormick reported that the final 2022 budget, published in the January Hoemstead Herald, should generate a surplus of \$311,000. The approved expenditures from the reserve fund total \$154,000. This leaves the Board with a \$155,000 cushion to deposit another \$100,000 into the Perimeter Fence Fund savings. The December expenses totaled \$37,690 and included \$12,545 for Land Maintenance, \$1,170 for Pool expenses, \$2,430 for Trash & Utilities, \$833 for Tennis expenses, and \$20,703 in Administrative expenses.

OLD BUSINESS: Homeowner James Keating had offered to fill the vacant Secretary position on the Board. Will moved and Chris seconded a motion to appoint James to the position. The motion passed unanimously. Donald moved and Kelly seconded a motion to adopt an updated policy to reflect changes in Colorado Law regarding the display of signs. The motion passed unanimously.

NEW BUSINESS: The Board agreed that Appeals regarding ACC decisions should follow the same process as those for Covenant Review Task Force or Covenant Violations. Katie will make sure there are instructions for each type of appeal on the website.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:04 pm. The next regular Board Meeting will be on Monday, February 14th at 6:00 p.m. at the Business Office and via Zoom.