

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting August 8, 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; Secretary James Keating; Treasurer, Kelly McCormick; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; ACC Manager, Emily Maxfield; Social Committee Chair, Kelly Kane; and Swim Team Parent Rep Kelly Lewis. Board Member Kristi Leavitt attended the meeting via Zoom.

MINUTES: The minutes of the June 13th and July 6th regular meetings were approved as read.

RATIFICATION OF ACTION OUTSIDE OF MEETING: Chris moved and James seconded a motion to ratify the payment plan for account 547 that was approved via email. The motion passed unanimously.

SOCIAL COMMITTEE: Kelly Kane reported that the neighborhood had participated in National Night Out on August 2nd. The committee was trying to secure food trucks for Thursday, August 11th. Kelly thanked the resident whom many have seen walking Homestead Parkway picking up trash. The Social Committee encourages other residents to do the same in their sections of the neighborhood or in the open space.

SWIM TEAM: Kelly Lewis reported the Hurricanes had won the Division A championship. Being a parent rep had been a great experience and the award and swim party at the end of the season had been enjoyed by all.

MANAGER REPORTS

1. **POOL:** Front Range Recreation had sent an extended season contract for the Board to review. FRR believes they can staff weekend swimming at the North Pool with lifeguards and the Board discussed the cost of doing so. The Board is keeping the pool open because the ACES swim club has asked to rent the pool again for their fall practices. The rental income and help with the utility costs will partially offset the expense of the lifeguards. The Board agreed to accept the contract. The North Pool will remain open for weekend use by residents from August 20 – September 25 with lifeguards present.
2. **LANDSCAPE:** Manager Nancy Bauer reported that she had completed more tree work resulting from the storm damage, had trimmed the trees overhanging Homestead Parkway and had painted over offensive graffiti on the perimeter fence. She is also working with the City of Centennial to have the Comcast cable draped over Easter Avenue buried. She has reached the maximum budgeted for irrigation repair but with the Board's approval will borrow from the reserve renovation budget if further repairs become necessary. The water bill was higher than this period last year. Katie will look at the tier rates and Nancy will ask the contractor if he thinks he has had to water more this season than last year.
3. **TENNIS:** Manager Jill Ellsworth reported that the windscreens for the North Courts would be installed August 9th. The Twilight tennis league had started and updated courts schedules had been posted online and at the courts. The Junior Team Tennis program ended August 6th with four Homestead Teams proceeding on to the state championships.

4. ACC/TASK FORCE: Manager Emily Maxfield reported that the former ACC chair had given her excellent training and background information into the ACC history and decision making process. Emily will take over conducting the monthly meetings. The Board and Emily also discussed the progress in developing online ACC submissions and overlap with the Covenant Review Task Force process.

5. BUSINESS: Katie reported that all homeowners had paid their 2022 assessments or had a payment plan in place to do so. Katie and the Board reviewed other open balances. Kelly moved and James seconded a motion to instruct the HOA attorney to file a covenant lawsuit for account 368 for unpaid covenant violation fines and failure to cure the violations. The motion passed unanimously. Minor construction work at the North Pool to repair rotted posts, clean up the brick work and patch the tile in the restrooms had been completed. Homeowners continue to request key fobs which have been on order from Openpath. The Board encouraged residents who have smartphones to use the Openpath app while the HOA waits for the fobs to be delivered.

HOMEOWNER COMMENTS: There were no homeowner comments.

FINANCIAL REPORT: Kelly reported she had reviewed the final audit for 2021 provided by EFS Associates. Kelly moved the Board accept the audit report and Chris seconded the motion which passed unanimously. Kelly is continuing to monitor spending and review unexpected expenses and the Board briefly discussed the cost of the vandalism occurring throughout the neighborhood. Operating expenses totaled \$93,179 during the month of July and were comprised in part of \$14,033 in trash & utilities; \$ 12,012 in Administrative expenses; \$31,477 in Landscape expenses; \$33,720 in Pool expenses, and \$1,156 in Tennis expenses.

OLD BUSINESS: Kelly updated the Board on the Perimeter Fence Committee's progress. Loan terms have changed since the committee was formed. The committee is gathering costs to replace the fence in two stages; the exterior fencing along Arapahoe, Dry Creek, Holly and Quebec would be one stage and the interior fencing would be a second stage. Nancy Bauer will provide Kelly with an update on the condition of all the interior fencing.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:55 pm. The next regular Board Meeting will be on Monday, September 12th at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING: On August 29, 2022 the Board agreed to grant a one year extension to Account 847 to replace their driveway due to an unforeseen personal financial hardship.