

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting January 9, 2023 – Unofficial Minutes

CALL TO ORDER: President, Chris Evans called the meeting to order at 6:43 p.m. Present were Vice President, Will Cryer; Treasurer, Kelly McCormick; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; and Landscape Manager, Nancy Bauer. Homeowners Norbert Freuh and Brianna Gass attended a portion of the meeting. Swim Team Parent Representative Christie Gammill and Social Committee Co-Chair Olivia Phillips attended via Zoom.

MINUTES: The minutes of the November 14th regular meeting were approved as read.

SWIM TEAM: Christie Gammill reported that the Hurricanes expect approximately 220 swimmers for the 2023 season. The committee thanked the Board for their annual financial support. They are hiring coaches and expect to be able to fill all positions from the neighborhood.

SOCIAL COMMITTEE: Olivia Phillips reported that the Holiday Carriage Rides were a huge success. The committee had more interest than available time slots and has already reserved dates for 2023. Also planned for the 2023 holiday season will be the sale of luminarias to line the route of the carriages. The Board thanked the Social Committee for planning such a popular and well thought out event. The Social Committee has contracted with a Coffee Truck to come out once monthly on the second Saturday for neighbors to purchase coffee and socialize. Look for details in the February Homestead Herald. The truck will rotate among the North, South and West pools. The Easter Egg hunt has been scheduled for April 1st.

MANAGER REPORTS

1. POOL: No report.
2. LANDSCAPE: Manager Nancy Bauer reported Christmas wreathes would be stored this week and that Matts Maintenance was on the property for three days cleaning up from the Dec. 29th storm. Nancy noticed that many homeowners with Perimeter Fencing have used the fence as a back stop for their landscaping. This has contributed to the deterioration of the wood. The Board agreed a letter should be sent to all perimeter fence homeowners reminding them of their responsibility to keep all landscape material below the bottom rail of the fence and to move shrubbery 18 inches away from the fence.
3. TENNIS: Manager Jill Ellsworth has hired a new teaching professional which was announced in the January Homestead Herald. Homeowner Norbert Freuh inquired about the possibility of keeping one court free for homeowners at all times. Both Mr. Freuh and Ms. Gass mentioned the lack of spaces on Homestead tennis teams for new players and the difficulty of finding court time outside of reserved league practices. Homestead has the second largest HOA tennis program in the state and the tennis courts are heavily utilized.
4. ACC/TASK FORCE: Manager Emily Maxfield submitted a written report. The committee will return to in person meetings beginning in February. As more homeowners remove turf the committee is working on guidelines for attractive xeriscaping. As new paint colors and products are requested by homeowners the Board discussed variances from the ACC style boards and established approvable design elements. Chris moved and Will seconded a motion that no variances from the already approved colors and elements be approved unless more than 50% of the ACC vote in favor of the variance. The motion carried.

5. BUSINESS: Manager Katie Kidwell reported that all 2023 assessment letters had been mailed. In a separate mailing the ballot for the Fence special assessment was also mailed. The HOA is still looking for an auditor for the Association and also needs two new Board members for the 2023 term.

FINANCIAL REPORT: Kelly reported on the year end financials for the Association. The budgeted surplus (Total income – total expenses) was \$300,978 instead of the budgeted \$310,623. In addition, reserve fund expenditures were \$159,312 instead of the budgeted \$154, 646. The net result is a lower surplus available for deposit into the reserve fund for 2022 of \$141,666 instead of \$155,977. December expenses totaled \$14,856 and were comprised of \$1,157 for Trash & Utilities, \$21,565 for Administrative expenses, \$4,698 for Landscape Maintenance, \$(11,126) for Pool expenses and \$961 for Tennis.

OLD BUSINESS: All information from the Perimeter Fence information meeting has been published in the Herald and on the HOA website. The Board obtained three proposals for fence replacement from reputable companies. The specifics of the chosen bid to replace the perimeter fence are proprietary and will not be published. The amount of the special assessment is more than the amount of the bid because there are unknown costs such as engineering fees, traffic control, landscape removal and replacement, underground utility repairs and other potential damage. The Board determined the amount of the assessment based on the cost of the bid, and an estimate of the maximum unexpected costs that could be incurred. Should the amount collected in the assessment be more than necessary to replace the fence the overage will be deposited in the Perimeter Fence Reserve Account to accrue toward the next fence replacement. The funding mechanism of a one time special assessment was chosen by the Board because it was far less than the cost of obtaining a loan and paying the subsequent interest. Homeowners may pay the assessment in full or break it into 4 equal installments of \$900. Homeowners who find the assessment financially challenging should contact the Business Office who can direct them to a bank with some consumer loan options.

NEW BUSINESS: Several topics had been sent to the board.

1. Snow Removal on sidewalks and greenbelt paths. The last survey to determine the will of the community to pay for snow removal occurred in 2015. Since that time Homesteads trees have continued to mature providing more shade and unpredictable weather conditions have increased. The board agreed to obtain proposals to remove snow along the south side of E. Geddes Avenue, E. Costilla Avenue, and E. Easter Avenue as well as along Homestead Parkway and the greenbelt paths.
2. Request to be added to the Perimeter Fence. Several homeowners requested that their lots be included in the Perimeter Fence when it is rebuilt. After reviewing the original decision as to what constitutes Perimeter Fencing and the requirement that Perimeter Fences be erected on HOA owned land, the Board concluded that the homes could not be added legally to the designated Perimeter Fencing.
3. Reserve Fund transfer: Kelly moved and Will seconded a motion that based on the unaudited year end financials the HOA should transfer \$141,666 to the reserve fund. The motion carried.
4. Pickleball Court: After hearing presentations from the tennis community and pickleball community, the Board found both presentations compelling and strove to find a compromise that would allow both groups playing time. Chris moved and Will seconded a motion to paint pickleball lines on one West Tennis Court for a trial year prior to the anticipated resurfacing of the West Courts in 2024. The HOA will also pay for two moveable pickleball nets. The motion passed unanimously. Kelly moved and Chris seconded a motion to hire a pickleball manager during the trial year to manage the equipment, oversee the court and keep track of usage data. The motion passed unanimously. The Board will also fund up to \$3000 to defray the costs of displaced tennis teams who have to play outside the neighborhood at the Holly Tennis Center.
5. Board Member Resignation: Board member Kristie Leavitt regretfully resigned from the Board.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:45 pm. The next regular Board Meeting will be on Monday, February 6th at 6:30 p.m. at the Business Office and via Zoom.