

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting May 15, 2023 – Unofficial Minutes

CALL TO ORDER: Vice President, Chris Evans called the meeting to order at 6:37p.m. Present were Treasurer, Kelly McCormick; and Member at Large, Michael Garnsey; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; ACC Manager, Emily Maxfield; Pickleball Manager, Jane Robbins; and Landscape Manager, Nancy Bauer. Pool Manager, Haley Spratt; and Swim Team Parent Rep, Christie Gammill attended the meeting via Zoom. Also attending a portion of the meeting via Zoom were homeowners Ally Nash, Robert Walker and Laurie Tecza.

MINUTES: The minutes of the April 10th Regular meeting were approved as read.

FINANCIAL REPORT: Treasurer Kelly McCormick reported the steps necessary to collect the 10% dues increase for 2023 voted on at the April meeting (necessary due to the failed fence vote): the Association must present the revised budget to the membership and hold a meeting for owners to acknowledge the midyear revised budget permissible within the Bylaws. The Board will publish the revised budget in the June Homestead Herald. Homeowners may attend the regular June 10th Board meeting to consider the budget. Invoices for the 10% increase of \$132 per residence will be mailed by June 30th and will be due and payable by July 30, 2023.

OLD BUSINESS: The Board discussed the next steps regarding the Perimeter Fence. Feedback that the business office and board members have received indicate many homeowners do not understand several fence issues including:

- Colorado law and the bylaws prohibit the board from allowing some homeowners to choose to pay by special assessment and some to pay via a 15-20 year loan.
- The bylaws dictate that all homeowners pay the same amount for the fence regardless of if the home has a perimeter fence. This aspect of the bylaws has been in place since the 1990's.
- The difference between googling what the cost of a 22,752' TREX fence and the detailed bids from highly reputable fence vendors include: removal and disposal of existing fence; temporary fence for down areas; hand dug or hydro dug holes due to utility conflicts; traffic control; landscaping conflict issues; and the cost of financing to match payments to the vendor with the extended payment period allowed to homeowners. [i.e.] if fence construction is 8-11 months but special assessments are paid over two years].
- As with all construction projects, it is prudent for the board to budget for potential unknowns via an overhead cushion given the lengthy time process required to collect additional funds if the assessment were to prove inadequate. If the budget/assessment was not adequate, construction would have to be halted until the Colorado law process for additional assessment was completed. If there were excess funds, the ensuing budget process would result in a lesser dues increase in subsequent years and/or a return of funds to homeowners.
- A General Improvement District (GID) does not mean the City would pay for the fence. (see later discussion regarding City of Centennial current status for GID's).

Treasurer Kelly McCormick is in the process of obtaining updated proposals from the fence companies. Michael discussed that the City of Centennial current budget situation is not conducive to a large GID at this time. Landscape Manager Nancy Bauer said the Homestead Parkway portion of the fence is literally falling down and asked if the Board could consider financing that section while the lengthy process of another vote takes place. Kelly said she would have the fence vendors break out a bid for

that section. The Board discussed whether to ask the community to vote to obtain a loan or try the special assessment again and encourage volunteers to reach out to the more than 250 community members who did not return ballots. The Board acknowledged its surprise that a substantial number of perimeter homeowners either did not vote or voted no. The Board asked Katie to set up another community meeting about the fence in June where they could present the revised approach. Given the almost equal opposing views of homeowners between a special assessment vs. loan, Katie will ask the attorney if the board can send two different ballots at the same time to the membership.

ADA ramp at North Pool: Kelly stated that there is \$170,000 in the general reserve fund. The current practice is to pay for annual capital improvement expenses from the surplus of the operating budget. To add the cost of the ramp midyear at approximately \$40,000 to the \$260,000 2023 budgeted expenses would deplete the remaining \$170,000 with no way to replenish those funds. Building the ramp now as summer begins would be disruptive to the North Pool. Kelly moved and Chris seconded a motion to approve the ADA ramp for the 2024 Reserve Fund immediately, ahead of the budget process for 2024. The ramp could be scheduled for installation as early as January or February before the pool opens in 2024. The motion passed unanimously.

SWIM TEAM: Parent Representative, Christie Gammill announced that new swimmer tryouts started that day and went very well. 210 kids are registered for 2023. Swim Team would like to install a shed at the North Pool because there is not enough available storage. The Board is amenable to a shed provided it is approved by the ACC. Swim Team would be responsible for the cost.

SOCIAL COMMITTEE: A written report was provided to the Board. One of their proposed activities would be an inflatable obstacle course at the end of the summer. The board voted two in favor with one abstention to allow the obstacle course provided participants completed waivers of liability. The board was also asked about a vendor hosted event and requested more information.

HOMEOWNER COMMENTS: Account 370 attended the Board meeting to ask the Board about Xeriscaping. Their plan had been denied by the ACC. The Board explained the first step when an application is denied is to appeal to the ACC and seek more information regarding the denial. The homeowner doesn't believe the ACC is familiar with the state guidelines regarding Xeriscaping and also requested a list of approvable plants. The Board referred the owner to the ACC Manager and explained Homestead doesn't have approved lists of plants for any landscaping projects.

MANAGER REPORTS

1. POOL: Manager Haley Spratt reported that the North Pool was fully heated and circulating. The South and West Pools were being prepared for opening on Memorial Day weekend. All Reserve Fund projects had been completed.
2. LANDSCAPE: Manager Nancy Bauer reported that the North and South Parking lots were being re-sealed and striped on May 22nd. The lots will be closed from Sunday, May 21 and re-open the morning of May 23rd. Eight replacement trees had been planted throughout the property but five to ten honey locust trees have been identified for removal because they are failing.
3. TENNIS: Manager Jill Ellsworth reported that the pickleball hours published in the April Minutes are incorrect and conflict with daytime tennis. **RETRACTION: There will not be reserved Pickleball hours on Tuesdays and Thursdays from 9:00 am to 11:00 am.** The Board, Jill and Pickleball Manager discussed a division of duties, use of the

courts, maintenance of the courts, and rules for bumping pickleball or tennis players. Rules will be posted at the courts. Tape for pickleball will remain on the West Court from Friday morning and be removed by 5:00 pm on Monday afternoons.

4. PICKLEBALL: Manager Jane Robbins and the Board clarified the Pickleball Manager job description and budget.
5. ACC/TASK FORCE: Manager Emily Maxfield reported that Xeriscape guidelines that conform with Colorado State law had been decided upon by the committee and would be published in the June Herald and posted on the HOA website. The Board and Emily discussed some individual covenant violations. Emily reported the Covenant Review Task Force is about to begin. Chris moved and Michael seconded a motion to send a demand letter to Account 872 for unfinished 2022 Taskforce work. The motion passed unanimously.
6. BUSINESS: Manager Katie Kidwell reported that 15 delinquency notices had been mailed to homeowners as of May 1st. The Board and Katie discussed concerns brought to the Business office by homeowners:
 - a. Can the HOA institute a system of symbols placed in yards where owners do not want dogs to do their business? The Board agreed that the Association can encourage but not compel residents to be good neighbors. Residents who want dog owners to keep their pets out of their yards are welcome to post their own sign in accordance with the HOA Policy on Flags and Signs.
 - b. Can the HOA prevent short term rentals? Not as the Governing Documents are currently written.
 - c. Senate Bill 23-210 failed to pass. Zoning control remains in the hands of local government.
 - d. As of April 30, 2023 the balance in the Perimeter Fence Reserve Account is \$301,336

Katie advised the Board that a new Colorado law requires the HOA to provide employees with a state sponsored Roth IRA. The bookkeeper will have to administer this program as well as the new FAMLi+ Medical leave withholding. The remodel on the South Pool restrooms should be complete by May 19th, well in time for pool opening. The Board discussed an action brought by a homeowner who declined to view records at the Business Office or sit down with the Board to have questions answered. Chris Evans agreed to meet the homeowner in mediation.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:15 pm. The next regular Board Meeting will be on Monday, June 12th at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING:

On May 19, 2023 the Board voted unanimously to accept the proposal by Rocky Mountain Playground Services to remove the pea gravel at the Toddler playground and replace it with Engineered Wood Fiber.

On May 19, 2023 the Board voted unanimously to suspend members of account 525 from the pool and tennis courts for the summer for violating the Harassment and Code of Conduct Policy.

On May 25, 2023 the Board voted unanimously to suspend a member of account 490 from the pool and tennis courts for the summer for violating the Harassment and Code of Conduct Policy.

On June 2nd the Board agreed to adjust the suspensions for accounts 525 and 490 to end on June 25, 2023.

