

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting April 11, 2022 – Unofficial Minutes

CALL TO ORDER: Member at Large, Will Cryer, called the meeting to order at 6:15 p.m. Present were Secretary, James Keating; Treasurer, Kelly McCormick; Board Member, Kristi Leavitt, Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; Pool Manager, Eli Schlage; Swim Team Parent Rep Kelly Lewis; Social Committee Chair, Kelly Kane; and ACC Admin Nancy Parker. Also in attendance were homeowners Jan and Eric Craven, Gretchen Lenamond, and Kristy Pankow. Vice President, Chris Evans joined the meeting at 7:00 p.m.. Homeowner Kate Botkin joined the meeting briefly via Zoom.

MINUTES: The minutes of the March 2022 annual meeting were approved as read.

SWIM TEAM: Kelly Lewis reported that Swim Team information night would be held on Thursday, April 14 and tryouts for new swimmers would take place on May 16<sup>th</sup> and 17<sup>th</sup>. The Swim Team Rep, Pool Manager and Social Committee all reviewed the pool policies regarding associate memberships, swim lessons, and lap swimming.

SOCIAL COMMITTEE: Kelly Kane reported the Easter Egg Hunt was well attended. A coffee truck had been at the event and Kelly was still waiting for the count of homeowners who purchased coffee. Having a coffee truck weekly was still being explored as the trucks have contracts that require a minimum amount of business. Food Trucks will again be in the neighborhood every 2<sup>nd</sup> and 4<sup>th</sup> Thursday. The Board approved a request by the Homestead playgroup to host a contest to name the new playground being installed at the top of Tract C this summer. Also in the works are more outdoor music nights at the North Pool rec area, National Night Out with the Arapahoe County Sheriff and a ribbon cutting ceremony at the new playground. The social committee is also considering having horse drawn carriage rides for the holidays in December.

## MANAGER REPORTS

1. TENNIS: Jill reported that adult drills have started and confirmed that the pool restrooms would be available for USTA matches by April 23<sup>rd</sup>. Jill and the Board discussed access for the team captains after hours and determined each captain will receive a fob for after hours entry. The tennis pro will be issued a fob as well. The court schedules will be posted on the HOA website however the website is static and Captains need to refer to the schedules emailed directly to them for updates. Jill has had to replace the center net strap at the West Courts three times already and reminded the Board that Renner Sports Surfaces has stated that the tape used for marking pickleball lines leaves marks on the court surface and further degrades the surface when the tape is pulled up, taking the sanded surface with it.
2. LANDSCAPE: Manager Nancy Bauer reported that the split rail fence by the fire station has been repaired and that new edging and mulch is being installed at the South Pool area. A large shrub bed of junipers was removed from inside the South Pool gate and will be replaced with turf. Nancy has to remove 12 honey locust trees along Easter Avenue, the North Pool parking lot and at the base of tract C. Despite feeding and pruning deadwood these mature trees continue to decline. Katie and Nancy have written a grant proposal to the City of

Centennial to obtain funds for tree replacement and mulch refreshment in the shrub bed along Easter Avenue. If approved the HOA could receive up to \$10,000 in funding.

3. POOL: Manager Eli Schlagel reported that the LED lights had been installed at the South and West pools. The pools are currently being filled. Front Range Recreation is still looking for lifeguards for Homestead.

4. ACC/TASK FORCE: The ACC continues to receive a higher than usual amount of applications. Admin Nancy Parker and the Board discussed follow up on some covenant violation remedies and further refinements to the appeals process. Will and Nancy will collaborate on using the PayHOA software for the Covenant Taskforce letters and will review the checklist used by the Taskforce volunteers. Chris will review the letters that will be sent to homeowners. The revised Residential Improvement Guidelines had been reviewed by the HOA attorney and will now go to the Board for approval.

5. BUSINESS: Katie reported on the 2022 dues collection and the process for dues paid after the March 1 due date. The office has received several reports about increased vandalism that has risen beyond pranks to actual damage to property. Rocks have been thrown at cars on Easter Avenue, houses have been egged and the Board encourages homeowners who experience vandalism or observe it to contact the police immediately. Katie and the Board discussed some requests for Graduation pool parties and continuing to provide Zoom links to the Board meetings.

HOMEOWNER COMMENTS: Kristy Pankow and Gretchen Lenamond asked the Board for more dedicated Pickleball court time at the West Courts. Kelly moved and Chris seconded a motion to reserve the courts for use by Pickleball players on Saturday from 3pm to 5pm. The motion passed unanimously. Discussion turned to the effect of pickleball play on the court surface, the USTA prohibition against lining court used for league play with a second set of pickleball lines and the possibility of blended lines which reduce the size of the pickleball kitchen. Chris moved and Will seconded a motion that a committee be formed to gauge interest in the community for pickleball. The motion passed unanimously. James Keating will chair the committee.

Account 639 approached the Board to comment about the appeals process they went through regarding their garage doors. The Board thanked the homeowners for their feedback.

FINANCIAL REPORT: Operating expenses totaled \$34,964 during the month of March and were comprised of \$10,366 in trash & utilities; \$11,986 in Administrative expenses; \$10,994 in Landscape expenses; and \$961 in Tennis expenses.

OLD BUSINESS: Kelly reported on the progress of the Perimeter Fence committee which is currently comparing products and costs. The cost of a brick wall is substantially higher than a composite material. The Board directed the committee to proceed with a composite material. The Board had the Perimeter Fence assessment provided for in the Governing Documents reviewed by the HOA attorney and will begin charging the assessment again in 2023. The Board discussed the ACC Manager position and reviewed a job description drafted by the ACC. The current ACC chair spends approximately 30 hours each month on ACC work that does not include approving applications. The Board agreed to post an advertisement for the position in the May Homestead Herald.

NEW BUSINESS: The Board discussed new positions and determined the following: Chris Evans, President; Will Cryer, Vice President; James Keating, Secretary; Kelly McCormick, Treasurer; Kristi Leavitt, Member at Large. Katie

will get the email information to Kristi along with training materials. The Board reviewed issues that were brought up at the Annual Meeting of Members and decided to investigate snow removal for the community. They also agreed that an ACC member or the ACC Manager should be present at all appeals.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 10:15 pm. The next regular Board Meeting will be on Monday, May 10th at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING:

1. On Tuesday, April 12, 2022 the Board voted unanimously to allow the Homestead Elementary School daycare participants to use the South Pool for free swim on Mondays from 10:00 a.m. to 12:30 p.m.
2. On Wednesday, April 20, 2022 the Board voted unanimously to approve a payment plan for the 2022 Assessment for Account 766.