

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Annual Homeowner Meeting – March 7, 2022, 7:00 P.M. – Unofficial Minutes

CALL TO ORDER: Homestead Board President, Donald Luther, called the meeting to order at 7:02 p.m. Boy Scout Troop 373 performed the opening flag ceremony with recitation of the "Pledge of Allegiance." The honor guard included Noah and Harrison Kleman and Nathan Kleman, who led the Color Guard. The audience thanked the Boy Scouts for their service to the community.

BOARD MEMBER INTRODUCTIONS: Mr. Luther welcomed the homeowners present and expressed thanks that the community could gather in person this year. He introduced Board Members Chris Evans, Will Cryer, James Keating and Kelly McCormick. Mr. Luther thanked Shane Meakim who served on the board for over a year and a half before stepping down due to work responsibilities.

MANAGER INTRODUCTIONS: Mr. Luther introduced the managers employed by the Association: Katie Kidwell, Business Manager; Nancy Bauer, Landscape Manager; Jaylene Jones, Pool Manager with Front Range Recreation; Jill Ellsworth, Tennis Facilities Manager, Nancy Parker, ACC Administrator and Sherelle Horsfield who helps as needed in the Business Office.

COMMITTEE INTRODUCTIONS: Mr. Luther explained that three committees operated under the Board of Directors. The Social committee led by Kelly Kane plans social events such as the Easter Egg Hunt, Food Trucks and Music in the Park. The Architectural Control Committee (ACC) which plays a critical role in the neighborhood. Their experience, knowledge and countless hours of work to maintain the visual harmony and consistence of the neighborhood is greatly appreciated by the Board of Directors. The volume of work for this committee has increased to such a degree that the Board is considering bringing on a paid manager to head the committee. Also under the Board of Directors is the Homestead Hurricane Swim Team. Mr. Luther introduced Kelly Lewis, Swim Team Parent Representative who spoke briefly about the team, the informational meeting that would be held April 14th and the upcoming meet schedule.

PROSPECTIVE BOARD MEMBERS: The Association had one candidate running for the open Board position, Kristi Leavitt. Mr. Luther praised the skill set she would bring to the association and asked that all homeowners complete their ballots and pass them to the center aisle where they were collected by the managers to be tabulated.

APPRECIATION OF OUTGOING BOARD MEMBER: Treasurer Kelly McCormick thanked Donald Luther for his service over the last three years. Donald served as Member at Large and President. Being President is time consuming and requires lots of patience. Ms. McCormick praised his ability to listen to every homeowner and understand their point of view. Using his legal background Donald spent hours reviewing the Association documents and improving them for process and clarity but ultimately he will be missed for his good humor and the way he handled every issue in a positive way. His leadership will be greatly missed.

COMMENTS FROM THE PRESIDENT: Mr. Luther remarked that he found being on the Board to be a great experience and encouraged all present to get involved in the neighborhood. He noted that the last two years have been a bit different and that meeting by Zoom is not as effective for Board communication or in interacting with residents. Mr. Luther stressed the importance of communication and that the Board had held many discussions trying to drive better communication with the community at large and the volunteers and committees. He asked that homeowners bring their feedback to the Board and communicate any issues as soon as possible.

ARCHITECTURAL CONTROL COMMITTEE: Member at Large Will Cryer gave the Architectural Control Committee report. He began with an explanation of the Covenant Review Taskforce, a group of volunteers who walk the neighborhood annually to look for things that may be out of compliance. This is a short volunteer commitment that occurs in late May or early June and is conducted because it is an industry wide best practice. The committee needs as many volunteers as possible and he encouraged homeowners to volunteer. Mr. Cryer went on to announce that the ACC reviewed 263 applications in 2020 and 438

in 2021. The increase in the volume of applications had meant the committee and office need more help to process them. Mr. Cryer went on to describe changes in the committee that will make the process easier for volunteers and homeowners by shifting to targeted applications and a software platform (PayHOA) that should soon make submissions easier.

FINANCIAL REPORT: Treasurer Kelly McCormick reviewed the financial health of the community. She stated that the 2021 budget came in as expected and that a \$297,000 surplus was generated which was used to offset the spending on planned capital expenses. The Association's goal is to put \$100,000 annually into a Perimeter Fence savings fund. Only about \$70,000 was available after reserve fund expenses in 2021. Another large expense for the Association was the cost of vandalism at almost \$10,000. She asked homeowners to be on the lookout for vandalism and to "say something if you see something". Other expenses that increased were extra office help to keep up with the ACC application volume, pool labor costs have increased and utility expenses have increased as well. The 2022 Budget surplus will go to fund the new playground and the gate system for the pools and tennis courts.

PERIMETER FENCE: The Board determined that the existing perimeter fence has met its useful life as the repairs and maintenance have become substantial. A newly formed fence committee chaired by Board member Kelly McCormick, is active and researching different fence products and costs. The committee will make recommendations to the board. The goal is for the Board to present to the homeowners a fence solution with budget and proposed financing by the end of the year with replacement beginning in 2023.

PAYHOA: Mr. Cryer announced that approximately 20% of the 2022 dues assessment had been collected via the PayHOA platform so far. He is working to make ACC application submissions through the PayHOA platform to make the process easier for homeowners and the ACC. Progress updates will be communicated via the Homestead Herald and the HOA website.

OPENPATH: The existing secure access control system for the pools had failed and the software is no longer supported. Openpath is a new entry system for the pool and tennis court gates that homeowners can access via their smartphone or by purchasing a key fob when available at the Business Office.

HOMEOWNER COMMENTS/QUESTIONS:

1. **What is the balance in the Fence Reserve Fund?** A little over \$400,000.
2. **How much does a new fence cost?** It depends on the product but the ballpark is about \$2 million.
3. **Why does the Association have an income line item for Penalties? Shouldn't it be zero?** The past practice has been to be very generous in forgiving fines but the Board realized that to do so takes advantage of those homeowners who don't incur fines as well as the time of the Board and Business Office. The Board decided to implement the policies in the Governing Documents because following a regular process costs less in administrative time than following up with homeowners who don't correct violations or communicate with the office. The budget is not set at zero because the budget reflects all the money that may come in as well as all that is spent.
4. **Linda Freuh described her experience with the ACC over painting her storm door. Why was she required to paint her door when shortly thereafter the rule changed to accommodate what she had requested?** The Board answered they were sorry for her experience. The ACC does listen to the concerns of the community and are volunteers doing the best they can. Rules do change and sometimes they change after your experience and the Board is sorry for the frustration that causes. Everyone is welcome to attend an ACC or Board meeting to participate in the process and advocate for improvement.
5. **Charlie Rutenbeck asked if the neighborhood could be made safer by installing more lighting at the pool parking lots and throughout the neighborhood?** The Board had obtained estimates to install lighting at the pool parking lots and found it to be cost prohibitive to do so. The Board had consulted with the Arapahoe County Sheriff's Department and followed their suggestions to remove mature shrubbery and create more visible area around the parking lots.

6. **Why can't the North facing sidewalks be shoveled? The snow never melts and homeowners and children are forced to walk in the streets?** A combination of factors – cost, liability for the Association, and damage to greenbelts. However the Board is happy to consider this topic and survey the community again.
7. **Michael Greer stated that the Covenant Review Taskforce is not uniform in their citations and those citations should each reference a violation in the Governing Documents.** Great idea to tie the citations to the documents.
8. **Mark Braun described his experience with the ACC and asked the purpose of a paid ACC manager. Why not send the ACC application process out to a neutral 3rd party company with level setting rules?** The purpose of a paid manager would be to ensure the continuity and consistency. The scope of the ACC chairperson responsibility has become so great that it isn't fair to ask one volunteer to take it on. Going to an outside management company will be more costly. Part of why Homestead's HOA dues are lower is the in-house management of the community. The ACC is an extremely hard-working committee who do their best to respond to homeowners in a timely and courteous fashion. The volume of applications has gone through the roof and everyone wants their project approved quickly. The volunteers do their best but mistakes can and do get made.
9. **Can we impose term limits on the ACC?** The committee doesn't have a line of homeowners asking to volunteer. You can impose term limits but they may go unfulfilled.
10. **Would closing the pool parking lots after dark cut down on vandalism?** The Board has considered this but the lots are frequently used for tennis, and even parking extra cars. Who would lock and unlock them every day?
11. **Install cameras at the pools?** The Board has also considered cameras. There is the cost, need for wi-fi and someone to review the footage which doesn't always identify the perpetrator. The Board didn't consider it a viable option
12. **When does the fence committee expect to construct the new fence? Will a vote of the community be required?** Hopefully in 2023. The timeline includes setting the budget, determining the material and voting on a special assessment to fund the difference in savings and final cost. 60% of homeowners would have to approve the cost of the loan.
13. **Since getting a community wide vote will take time why not do it now with an estimate of costs?** The committee would like to wait for an approximate cost before doing so.
14. **Is the Board considering becoming a Government Improvement District?** The committee is considering it. Becoming a GID would also take a community wide vote.
15. **Why not phase the installment of the fence starting with the Perimeter?** Phasing is an option but since the fence was built at the same time originally, it is all failing at the same time so the phases would have to be somewhat short.
16. **Why is the Board installing a new access system for the pools and tennis courts?** The existing system has failed and is no longer supported. The Openpath system is well reviewed and cost effective.
17. **Do Perimeter Fence homeowners pay more for the fence?** No, in 1998 the HOA assumed ownership of the perimeter fence and the responsibility to maintain it. There are 22,500 lineal feet of fence and all homeowners share the cost of replacing it.
18. **When will a new playground be installed to replace the Tire swing playground?** Sometime this summer.
19. **When the homeowner sends in photos that his ACC project is complete and ready for final inspection the ACC doesn't respond. They should reply back and say thank you.** Thanks for the suggestion.

ELECTION RESULTS: 88 Homeowners were in attendance. Kristi Leavitt was elected with a combination of 58 ballots and 50 proxies providing 108 votes to satisfy the quorum requirement of 90.

DRAWING FOR 50% REBATE OF ANNUAL DUES: Dan Sulewski was the winner of the drawing.

CLOSING REMARKS: Mr. Luther thanked all homeowners for their attendance.

ADJOURNMENT: The meeting was adjourned at 8:38 p.m.