

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting July 6, 2022 – Unofficial Minutes

CALL TO ORDER: Secretary James Keating called the meeting to order at 6:34 p.m. Present were Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Pool Managers, Jenn Thomas and Breanne Thompson; ACC Admin, Nancy Parker; Social Committee Chair, Kelly Kane; and Swim Team Parent Rep Kelly Lewis. Board Members Chris Evans, Kelly McCormick, Kristi Leavitt and homeowner Jill Smith attended the meeting via Zoom . Homeowners Patrick Clarke, Barbie Barker, Beckie Martini and Chris Kennedy also attended a portion of the meeting.

MINUTES: The minutes of the June 13th regular meeting will be approved in August when more Board Members are present.

SOCIAL COMMITTEE: Kelly Kane reported that the July 4th celebration at the North Pool went well although attendance was slightly lower than last year. A Music in the Park event is planned for mid-July and National Night Out is scheduled for August. Food truck nights have paused until the Social Committee can find a new vendor.

SWIM TEAM: Kelly Lewis reported the team has one more away meet the weekend of July 9th and then hosts Prelims at the North Pool on Wednesday, July 13th. The final Hurricane event will be the end of season party at the South Pool and Lawn on July 18th.

MANAGER REPORTS

1. POOL: Manager Breanne Thompson reported that the main problem at the pools continues to be homeowners who have not obtained the Openpath access and can't enter the pool. More complaints were received about the lifeguard swimsuits. The Board asked FRR to highly encourage the lifeguards to wear shorts over the questionable suits but deferred to FRR as the lifeguards are their employees.
2. LANDSCAPE: Manager Nancy Bauer submitted a written report. Sections of the Perimeter Fence were repaired along Dry Creek Road between Jersey and Holly Streets, more storm damaged branches were removed and Nancy asked that if there are funds available in the fall she would like to add mulch to the north side of Easter Avenue.
3. TENNIS: Manager Jill Ellsworth reported that the retaining wall between the upper and lower North Courts had been repaired by Colorado Landscape Denver. The toddler playground on the east side of the North Courts has a base of small cobble/pebble rock that keeps getting onto the tennis courts. Jill asked if the HOA would consider replacing the rock with engineered wood fiber or a solid rubber surface. Katie and Jill will research the cost to do so. Jill is frustrated that the courts often have grass and leaves on them despite the grounds maintenance crew blowing them off weekly. The Windscreens are still on order.
4. ACC/TASK FORCE: Nancy and the Board discussed follow up on various task force citations.
5. BUSINESS: Katie reported that the Openpath system was operating but the office continues to receive requests to add homeowners to the system. The additional work has put the office over budget in admin hours. She alerted the Board to the passing of a new Colorado law, HB 1137, that will require changes to several HOA

policies. James moved and Kelly seconded a motion to hire the HOA attorney to draft new policies and letters to be in compliance with the law. The motion carried.

HOMEOWNER COMMENTS: Beckie Martini and Chris Kennedy approached the Board about an incident at the Swim Meet where paramedics were called but could not enter the North Pool parking lot due to illegal parking by Swim Meet patrons and then could not transport the ill person on a gurney to the ambulance because the HOA has no handicap ramp from the parking lot to the pool. Ms. Martini voiced her disappointment that the HOA had not installed an ADA ramp yet had replaced a playground and installed dog waste stations. Jill Smith and Kelly Kane suggested they obtain a proposal to install an ADA ramp provided the Board would earmark money for an engineering study and have a special meeting with them to discuss the proposal. Kelly McCormick replied that the Board would be happy to have a collaborative discussion and that the 2023 budget would be set in the fall.

Patrick Clarke made some suggestions about how to handle the misbehavior at the pools and requested a rope to divide the deep end from the shallow end at the west pool where many young children swim. FRR promised to install the rope. Mr. Clarke also asked questions about the Covenant Task Force process, the Covenant Violation process and why some elements remain in the neighborhood despite non-conformance with ACC guidelines.

FINANCIAL REPORT: Operating expenses totaled \$138,813 during the month of June and were comprised of \$38,215 in trash & utilities; \$ 11,255 in Administrative expenses; \$52,310 in Landscape expenses; \$35,566 in Pool expenses, \$425 in Social Committee expenses and \$1,042 in Tennis expenses.

OLD BUSINESS: Barbie Barker thanked the Board for allowing ACES to rent the pool in September and October and asked that the rental fee from 2020 and 2021 be continued. The Board explained that the cost to operate the pools is one of the largest in the Association budget and although ACES pays for the cost to clean, heat and fill the pools while they use them, their use still involves wear and tear on the pool equipment and facility. The Board increased the pool rental fee for homeowners and extended that fee to ACES as well. Barbie asked if the Board would consider reducing the rental to \$65/hour from \$75. The Board agreed to reduce the fee to \$70/hour for the September and October months.

Katie relayed the results of her conversation with the HOA attorney regarding the Associations liability if the Board allowed weekend swimming for residents during September without the presence of lifeguards. The attorney cautioned that waivers acknowledging the lack of lifeguards should be signed before a homeowner is granted access to the pool. She also suggested signage on the North Pool gate that stated that no lifeguard was on duty and that swimming was at one's own risk provided a signed waiver was on file at the office. Homeowners should be notified via the Homestead Herald as well. Kelly moved and James seconded a motion to allow unsupervised swimming through September on weekends only for adults. Anyone under 18 must be accompanied by an adult. All swimmers, including minors, must have signed waivers at the Business Office. The motion carried.

Perimeter Fence Committee update: The committee had spoken with Willow Creek who is replacing their fence with a wall of Allen Blocks. Their HOA differs from Homesteads in a few keyways that made a Government Improvement District (GID) advisable however pursuing a GID is a complicated and political process. The committee is obtaining costs for both a wall and a synthetic fence and will then talk to bankers about the cost of a loan.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:24 pm. The next regular Board Meeting will be on Monday, August 8th at 6:30 p.m. at the Business Office and via Zoom.