

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting June 13, 2022 – Unofficial Minutes

CALL TO ORDER: President, Chris Evans, called the meeting to order at 6:33 p.m. Present were Vice President, Will Cryer; Secretary, James Keating; and Member at Large, Kristi Leavitt; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; Pool Managers, Jaylene Jones and Bre Thomas; Social Committee Chair, Kelly Kane; Swim Team Parent Rep Whitney Albro and Krissie Marotto also attended. Playground Committee Chair Kate Goldstone attended the meeting via Zoom .

MINUTES: The minutes of the May 9th regular meeting were approved as read. Chris moved to ratify the Board's decision to lend the Homestead North Pool to another club for a swim meet, Will seconded the motion which passed unanimously.

SWIM TEAM: Kelly and the Board discussed details regarding Swim Team's use of the pool after practice to conduct swim lessons. She also confirmed the dates the Association grounds crew was on site and timing of the irrigation system to ensure no interruptions during swim meets.

SOCIAL COMMITTEE: Kelly Kane reported receiving requests from homeowners to host parties during Food Truck nights. After some discussion about ensuring enough food truck capacity for Homestead residents, Chris moved and Will seconded a motion prohibiting residents from hosting organized events during Social Committee organized events. The motion passed unanimously. The Social Committee is looking for volunteers to help with July 4th events at the pool. Homeowners who enjoyed participating in the July 4th festivities last year might consider volunteering a few hours this year to help the event run smoothly.

MANAGER REPORTS

1. POOL: Manager Jaylene Jones reported that all HOA approved repairs had been completed and the pools were being readied for opening. All pool heaters had been tested and would begin heating the pools the week of May 16th. She warned the Board that chemicals have increased so costs will be higher than budgeted.
2. LANDSCAPE: Manager Nancy Bauer reported that sod was installed inside the South Pool gate where old juniper bushes had been removed. 12 Locust trees were removed on Easter Avenue and Homestead Parkway. The trees had been in decline for several years and neither pruning nor deep root feeding resuscitated them. The new playground at the top of Tract C (Tire Swing Playground) was in the process of being constructed. Nancy had obtained estimates for crack sealing the pool parking lots. She had planned to budget for this expense in 2023 however the cost of asphalt has increased 70% and sealant 50%. Nancy asked if the Board wanted to consider paving the lots this year in case prices continue to rise. The Board asked Nancy to find out when the bids expired and if this item could be pushed back until the fall.
3. TENNIS: Manager Jill Ellsworth reported that trash cans had been installed on the tennis courts and she requested players clean up after playing. The court divider nets are in place but unrolling the windscreens has taken longer than expected due to wasp nests. The South Courts will be resurfaced on June 6th and will be unavailable for play until June 11th or 13th. Court schedules are posted at the courts and on the website.

4. ACC/TASK FORCE: The Residential Improvement Guidelines (RIG) had been updated to reflect changes in Colorado law regarding flags and signs as well as artificial turf. The Association attorney had reviewed the document updates as well. Chris moved and Will seconded a motion to approve the amended RIG's. The motion passed unanimously. The Board discussed fining homeowners who fail to submit ACC applications or who submit applications but fail to wait for approval before beginning or completing work. Chris moved and James seconded a motion to fine Account 848 \$250 for completing a project without ACC approval. The motion passed unanimously.

The Board and Nancy discussed the upcoming Covenant Review Task Force site wide evaluation of the neighborhood. Volunteers will pick up their packets the week of May 23rd and have until June 10th to complete their review. Letters with citations will be mailed to owners by June 13th. All homeowners who were cited for driveways three years ago were mailed reminder letters that the driveways need to be replaced by September 2022. **Homeowners need to submit an ACC application prior to replacing the driveway.**

5. BUSINESS: Katie reported that eight letters had been priority mailed to homeowners who had yet to pay their 2022 Assessments. The ACES Swim Club had asked if they could again rent the North Pool for outdoor practice after the pool closes in September as well as in the morning July 18th – 20th. The Board agreed to rent the pool to ACES and asked Katie to check with the HOA attorney about the liability of allowing the pool to be open for resident swim on weekends without lifeguards. The electronic gate system was being installed during the next two weeks but the ordered key fobs had not been received. Katie will issue prox cards to those owners who wanted a key fob. Removing the trash receptacle located directly under the electric hand dryers will occur sometime between June 4th and June 27th. The project will take approximately 3 to 5 days and the North Pool will have to convert each restroom to a unisex restroom during the repair.

HOMEOWNER COMMENTS: There were no homeowner comments.

FINANCIAL REPORT: Operating expenses totaled \$90,220 during the month of April and were comprised of \$14,583 in trash & utilities; \$ 64,997 in Administrative expenses; \$9,200 in Landscape expenses; \$480 in Pool expenses and \$961 in Tennis expenses. Kelly cautioned the Board about approving unbudgeted items this early in the season. She remarked that unexpected yet unavoidable expenses would crop up and the HOA needed to be mindful of the ongoing savings toward replacing the perimeter fence.

OLD BUSINESS: The Board discussed the creation of the new ACC Manager position. They reviewed a job description and James moved and Chris seconded a motion to create the position. The motion passed unanimously. James volunteered to coordinate with applicants and set up interviews. Kelly reported that the fence committee is meeting with Willow Creek to discuss how they chose to become a Government Improvement District and has also been collecting proposals to replace the fence in a Trex type material.

NEW BUSINESS: There was no new business.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:05 pm. The next regular Board Meeting will be on Monday, June 13th at 6:30 p.m. at the Business Office and via Zoom.

BOARD ACTIONS SUBSEQUENT TO MEETING:

On May 27, 2022 the Board agreed unanimously to allow Cherry Creek Vista to host a swim meet at the North Pool on June 11, 2022.