

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting November 14, 2022 – Unofficial Minutes

CALL TO ORDER: President, Chris Evans called the meeting to order at 6:35 p.m. Present were Vice President, Will Cryer; Secretary, James Keating; Treasurer, Kelly McCormick; Business Manager, Katie Kidwell; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; and ACC Manager, Emily Maxfield.

MINUTES: The minutes of the October 3rd regular meeting and October 13th Budget meeting were approved as read.

SWIM TEAM: No report.

SOCIAL COMMITTEE: No report.

MANAGER REPORTS

1. POOL: No report.
2. LANDSCAPE: Manager Nancy Bauer reported that the HOA irrigation contractor, Water Ketch, had retired. The new owner has worked for Water Ketch on the Association property and will continue to do so throughout the rest of the contract. The previous owner will have a consulting role for the next two years to ensure the continuity of service.
3. TENNIS: Manager Jill Ellsworth and the Board discussed the continued desire for pickleball courts within Homestead and the effect on the USTA league teams playing for Homestead. Jill also reported that the contract for teaching professional Mary Moses was not renewed, and Jill will hire a new teaching professional for the 2023 season.
4. ACC/TASK FORCE: Manager Emily Maxfield reported that the ACC would meet on Wednesday, November 16th at noon via Zoom. 14 applications had been received in October and eight applications had been received to date in November. 14 Task Force citations are still pending resolution and five covenant violations are pending resolution. Emily and the Board discussed upcoming appeals and the effectiveness of the ACC sub-committees. The committee continues to work on developing an online submission process for applications via the PayHOA platform.
5. BUSINESS: Manager Katie Kidwell reported on the D & O insurance renewal, comments that had been sent to the fence email about the Perimeter Fence community meeting, a request to install EV chargers at the pool parking lots and welding repairs that need to be made to the North Pool fence. The board agreed not to install EV chargers at the pool parking lots.

FINANCIAL REPORT: Operating expenses for October totaled \$120,954 and were comprised of \$52,485 for Trash & Utilities, \$12,361 for Administrative expenses, \$33,077 for Landscape Maintenance, \$22,071 for Pool expenses and \$961 for Tennis.

OLD BUSINESS: The Board approved the 2023 budget draft presented by Treasurer Kelly McCormick. 2023 Assessments will remain at the 2022 rate of \$1,320. The Board will also charge a Perimeter Fence Maintenance Reserve Account assessment of \$91 per property. This assessment is authorized under the Amendment to the Declaration of Covenants & Restrictions and will be used to fund repairs to the Perimeter Fence in 2023 if the Special Assessment to replace the perimeter fence is not approved by the members. The total combined assessment will be \$1,411.

NEW BUSINESS: Will moved and Chris seconded a motion to stripe the West Tennis Courts for Pickleball. Discussion ensued. The motion was tabled.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 8:10 pm. The next regular Board Meeting will be on Monday, January 9th at 6:30 p.m. at the Business Office and via Zoom.