

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting October 3, 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; Member at Large, Kristi Leavitt; Business Manager, Secretary, James Keating; Treasurer, Kelly McCormick; Business Manager, Katie Kidwell; Pool Manager, Jaylene Jones; Tennis Manager, Jill Ellsworth; Landscape Manager, Nancy Bauer; Social Committee Chair, Kelly Kane and Swim Team Parent Rep, Christie Gammill. Homeowner Grant Simmons also attended a portion of the meeting.

MINUTES: The minutes of the September 13th regular meeting were approved as read.

SWIM TEAM: Parent Rep Christie Gammill asked the Board if the Swim Team coaches could be added to the HOA Workers Comp policy. Currently the Swim Team coaches are covered under the policy for Front Range Recreation and Swim Team is looking for ways to save money. Christie also asked that the HOA donation to the Swim Team be increased from \$2000 to \$3000. The Board agreed to look into both requests.

SOCIAL COMMITTEE: Kelly Kane reported that winter carriage rides had been secured for Homestead in late December. The committee had decided against selling luminarias. The Board asked Kelly to confirm some items in the proposed 2023 Social Committee budget.

MANAGER REPORTS

1. POOL: Front Range Recreation owner Jaylene Jones reported that the South Pool re-plaster had been completed on Sunday, October 2nd. The pool would be filled and brushed daily for the next two weeks before winterizing. The Board asked Jaylene about projected 2023 reserve fund expenses. In addition to the recent South Pool re-plaster which FRR will bill the Association for in 2023, the West Pool will need a new heater.
2. LANDSCAPE: Manager Nancy Bauer reported that more tree pruning and stump grinding had occurred, and spraying for broadleaf weed control along Homestead Parkway had also been completed. Nancy reviewed her budget with the Board and outlined reserve fund requests to seal and coat the North and South Pool parking lots, continue renovation of the irrigation system and add mulch to the north side of Easter Avenue.
3. TENNIS: Manager Jill Ellsworth reviewed her budget with the Board. The tennis Reserve Fund expenses for 2023 to are to re-surface the West Tennis Courts and purchase new windscreens.
4. ACC/TASK FORCE: No report. The HOA is now using the Notice of Violation letter which complies with recently passed HB-1137 and mailing covenant violation notices by certified return receipt mail.
5. BUSINESS: Katie reported that the Openpath access system had been adjusted to permit entry for weekend swimming only to those homeowners with signed waivers on file at the Business Office.

FENCE COMMITTEE REPORT: Treasurer Kelly McCormick introduced homeowner Grant Simmons from the Fence Committee. Grant had been working with various fence vendors to obtain proposals to replace the Perimeter Fence entirely in Trex because Brick and Allan block walls proved too expensive. The Board reviewed three proposals and will arrange a time to meet with contractors prior to making a decision on which vendor to hire. The Board thanked Grant for all the time and effort expended in developing the proposals.

FINANCIAL REPORT: The September financials had not been completed at the time of the meeting.

OLD BUSINESS: The Board set Tuesday, December 13th as the date to host a community meeting to educate homeowners on the work of the fence committee, the final expected cost, and financing options for full replacement of the Perimeter Fence.

NEW BUSINESS: The Board planned a budget meeting for Thursday, October 13, 2022.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 9:17 pm. The next regular Board Meeting will be on Monday, November 14th at 6:30 p.m. at the Business Office and via Zoom.