

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting September 11, 2023 – Unofficial Minutes

CALL TO ORDER: Due to an unavoidable work conflict the Board Meeting was changed to a 5:00 pm start time and managers without urgent business were asked to submit written reports. President, James Keating called the meeting to order at 5:15 p.m. Present were Member at Large, Michael Garnsey; Business Manager, Katie Kidwell; ACC Manager, Emily Maxfield; and Landscape Manager, Nancy Bauer. Vice President, Chris Evans; Secretary, Ginny Karlberg; and Treasurer, Kelly McCormick were unable to attend and gave their proxies to James Keating.

MINUTES: The minutes of the August 14th regular meeting were approved as read.

RATIFICATION OF BOARD ACTIONS: There were no Board Actions to ratify. The results of the Perimeter Fence vote were 498 for vs 167 against the line of credit and 496 for vs 169 against the special assessment. A total of 665 out of 898 possible votes were cast with 75% being in favor of both ballot measures.

SOCIAL COMMITTEE: The movie on the lawn was cancelled due to weather and wet conditions. Another movie night is planned for 2024. The movie license will be transferred over for 1 full year. The centennial grant money was used toward the movie on the lawn event with a luau theme. Food trucks on August 31st went well at the south pool lot. One savory truck cancelled causing the only savory truck to be very busy. Food trucks are scheduled for 9/21 and 10/19 (CCSD fall break). Reminder to residents that food truck nights are a social environment and many trucks are preparing food to order. Residents are encouraged to plan on a brief wait for their meal as would happen at any restaurant. Book swap is scheduled for 10/7 @ 2 with Perk-up Truck attending and potential for a community bake sale. Carriage rides 12/19 and 12/22. Details will be released in the October & November Heralds. Sign-ups will be in December.

SWIM TEAM: No Report

## MANAGER REPORTS

1. POOL: No Report. The South and West pools are closed for the season. The North Pool is open weekends only for resident swim through September 24<sup>th</sup>. Daily Lap Swim with waiver on file will continue at the North Pool through mid-October.
2. LANDSCAPE: Manager Nancy Bauer reported that two homeowner trees were in the way of the perimeter fence. The Board and Nancy discussed how to let homeowners know if they had trees that needed to be removed for the new fence and what to do if homeowners fail to prepare for the fence installation. Homeowners will be required to pay for tree removal if necessary although the HOA can have its vendor perform the work and bill the homeowner if necessary. Prior to work starting Split Rail will hand deliver flyers notifying affected homeowners of the dates they plan to start work in their yard and what the owner has to do to prepare. The Business Office will email the same notice to all owners who have a registered an email with PayHOA.

3. PICKLEBALL: The City Council of Centennial will vote September 19<sup>th</sup> on a proposed ordinance that prohibits pickleball play on any court within 100 feet of a residence. Pickleball players had a social on September 9<sup>th</sup> . 88 residents had registered on the Team Reach app used by the pickleball players in Homestead.
4. TENNIS: No report.
5. ACC/TASK FORCE: Manager Emily Maxfield discussed two accounts with the Board. Michael moved and James seconded a motion to authorize the HOA attorney to file covenant violation lawsuits to seek injunctive relief on both accounts. The motion passed unanimously. Emily and the Board discussed her role as manager of a volunteer committee, the expectation from homeowners that their applications be reviewed quickly, pushback from disgruntled residents, progress on submitting applications via PayHOA or the HOA website, and charging application fees for ACC submissions.
6. BUSINESS: Katie reported on progress on collecting dues, Ting wi-fi installation at the pools, and details about the HOA website and social media policy. A letter to all perimeter fence owners is being drafted to make them aware of their responsibility in caring for the fence going forward.

FINANCIAL REPORT: Operating expenses for August totaled \$161,467 and were comprised in part of \$54,889 in trash & utilities; \$16,221 in Administrative expenses; \$18436 in Landscape expenses; \$69,506 in Pool expenses, and \$1,934 in Tennis expenses. Kelly is comparing the line of credit terms from several banks.

OLD BUSINESS: There was no old business.

NEW BUSINESS: Snowology submitted a contract for the 2023-2024 season. The Board asked Katie to have the HOA attorney review the contract and suggestions to limit HOA liability should the Board proceed with providing snow removal on HOA walking paths and sidewalks this winter.

ADJOURNMENT AND CALENDARING: The meeting adjourned at 6:15 pm. The next regular Board Meeting will be on Monday, October 9th at 6:30 p.m. at the Business Office.

#### BOARD MEETING TAKEAWAYS

1. Perimeter Fence Replacement will begin October 1<sup>st</sup>. The first section replaced will be the east side of Homestead Parkway from Dry Creek north to Easter Avenue.
2. It is the homeowner responsibility to prepare their property for Fence replacement. Homeowners are responsible for removing any trees or shrubs that are in the fence right of way or that will dislodge the fence in future years. If Homeowners who fail to do so, the HOA will remove the trees, shrubs or plant material and charge the homeowner for the cost of doing so.