

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION

Regular Board Meeting – April 8, 2026 Unofficial Minutes

Call to Order

President Robb Origer called the meeting to order at 5:30 p.m.

Present: Board Member Heather Rich; Secretary Eric Kemp; Treasurer Steve Bell; Member at Large Stuart Siekmeier; Business Manager Katie Kidwell; Manager Assistant Sherelle Horsfield; ACC Manager Emily Maxfield; Tennis Manager Jill Ellsworth; Pool Manager Shannon Ricca; Swim Team Parent Representative Nevienne Manning. President Robb Origer attended via Zoom. Also present for a portion of the meeting: irrigation contractor Troy Becker (WaterKetch) and residents Earl H. Bogle and Emo Penterman.

Minutes from the March 9, 2026 Annual Meeting of Members were approved as read.

Board Actions

Ratification

Eric moved and Steve seconded a motion to ratify the Board's approval of stipulation terms for account 872 and a payment plan for account 664. The motion passed unanimously.

Homeowner Comments

Mr. Earl H. Bogle requested that the Board ask the City of Centennial to install speed bumps on Costilla Avenue. He reported frequent speeding and unsafe scooter/motorbike use and expressed concern about potential accidents.

He also asked the Board to publish the City's leash law and remind residents that allowing a dog onto private property constitutes trespassing by both the dog and the owner. He noted ongoing issues with owners allowing pets to relieve themselves on private property.

Mr. Bogle further requested that the City repave neighborhood streets. The Board advised that such requests are more effective when multiple homeowners contact the City. If Mr. Bogle provides a City contact, the HOA will publish it in the Herald so other residents may submit requests as well. The Board agreed to publish the leash law and repeat the April notice regarding pet waste.

Mr. Bogle also had questions about the budget. Treasurer Steve Bell offered to review the budget with him separately.

Committee Reports

Social Committee

No report.

Swim Team

Parent Representative Neviene Manning updated the Board on changes for the 2026 season:

- The 7:00 a.m. practice has been eliminated.
- An optional evening practice has been added for swimmers unable to attend mornings.
- A new developmental program for ages 4–6 has been created for children who cannot yet swim a full length but can progress with practice.
- A sponsorship program has been launched to fund a much-needed new sound system.

Nevienne requested permission to encase the speaker wires along the North Pool fence in plastic conduit to protect them from weather, sun exposure, and accidental damage.

Parent Information Night will be held April 16 at Koebel Library due to gym unavailability.

Nevienne also asked the Board to consider hiring a Swim Team Manager, noting declining volunteer participation. The Board requested a list of proposed duties for the position.

ACC / Covenant Task Force

Emily reported that the ACC continues to approve applications within two weeks, though homeowners should still plan for up to 30 days during peak season.

With drought restrictions in place, more xeriscaping requests are expected. Some homeowners have asked whether they will be cited for dead grass during the 2026 Task Force inspection. After discussion, the Board approved a **one-year moratorium on lawn citations** for the 2026 inspection cycle. Watering restrictions from Willows Water will be published in the Homestead Herald.

The Board also agreed that instead of notifying all owners with perimeter fencing to prune shrubs and trees, citations will be issued individually as needed.

Manager Reports

Pool

Manager Shannon Ricca updated the Board on repairs and equipment updates at all three pools. She confirmed the North Pool will be ready for Swim Team on May 11, 2026. Front Range is currently 90% staffed but still hiring lifeguards.

She explained the additional cost required to install new venting in the North Pool pump room due to updated city code.

Regarding the South Pool opening on the last day of school, the Board approved the following change due to last year's overcrowding: **On May 22, 2026, only Homestead residents may enter the South Pool. No guests will be permitted that day.** This will be communicated to the elementary school, on social media, and in the Homestead Herald.

Tennis

Manager Jill Ellsworth reported that trash cans, divider nets, and windscreens will be installed the week of April 20. Tennis schedules are posted on the HOA website and will be added to the gates on April 9. One team previously registered with South Suburban has since withdrawn.

Landscape

Manager Nancy Bauer reported that WaterKetch activated the sprinkler system the week of February 23 to address stressed sod. During activation, the Costilla Island backflow device was found stolen. A police report was filed, and a replacement device with a protective metal cage will be installed.

Additional updates:

- Pine needle cleanup completed throughout the property.
- Tree rings installed around 130 trees; fresh mulch added to all entry beds.
- Green Ash trees treated for borer insects.
- North and South Pool parking lots scheduled for crack sealing and recoating the week of May 18.

Troy Becker (WaterKetch) explained how watering restrictions will affect the property. The HOA is limited to two watering days per week, but due to multiple zones, not all areas can be watered within that window. Current schedules comply with restrictions.

Nancy plans to apply for a 21-day watering permit to revive sod damaged during the North Pool concrete project. She also identified the Water Budget Program, which would allow watering more than two days per week if the HOA reduces total water usage by 20%.

WaterKetch is confident this is achievable. Participation would allow the HOA to avoid daytime watering and maintain healthier turf.

Business

Business Manager Katie Kidwell provided updates on dues and fence collections, playground equipment, and the workers' compensation insurance renewal. She also reviewed final punch-list items for the North Pool concrete replacement.

Another vehicle accident damaged the Quebec perimeter fence. Katie received a repair estimate from Split Rail Fence and will pursue reimbursement from the driver's insurance.

Old Business

Financial Report

The final audit was completed, approved by the Treasurer, and posted on the HOA website.

Flock Safety Cameras

The Board met with the Public Relations Manager for Flock Safety's Public Sector division to review questions raised at the Annual Meeting and via email. The cameras were installed with good intentions, and the Board will continue evaluating their value to the neighborhood.

New Business

Steve announced that **Sherelle Horsfield** will become the new Business Manager effective May 1, 2026.

The Board selected the following officer positions:

- **President:** Eric Kemp
- **Vice President:** Robb Origer
- **Secretary:** Stuart Siekmeier
- **Treasurer:** Steve Bell
- **Member at Large:** Heather Rich

Adjournment & Next Meeting

The meeting adjourned at 8:12 p.m.

The next regular Board Meeting will be held **Wednesday, May 13 at 5:30 p.m.** at the Business Office.