

Homestead Owners Association will be holding its annual meeting and election on February 20, 2017 at the Homestead Court Club. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2017 budget are posted on the Association website.

Here at Homestead we look at 2017 as an opportunity to accomplish new and exciting things and to take what we have learned in the past to create a continually improving future. Last year was a busy one in many respects, for both the Board and the Community. The items that were consistently discussed at the 2016 Board meetings were: Community Wildfire preparations, RealFire Home Certifications and Open Space Easements and use.

The following segments outline the 2017 Budget and new loan, information from the Nominating Committee regarding the Board election and an explanation of the two General Meeting presentations. These are provided in an effort to clarify some points for the general meeting. If you have any questions please call 970-926-1067 or attend the upcoming Board meeting on February 10, at 9:00am.

The full pro forma operating budget for 2017 and a CPA reviewed financial statement is available at the general meeting and the Association office. Copies will be sent at Association expense, by first class mail to be delivered within five days of receipt of request. Call 970-926-1067.

### Budget 2017

Homestead Owners Association prepares its annual revenue and expense budget within the directives of its own governing documents and budgeting policies and procedures. The process begins with general direction from the Board regarding influential factors such as services to be provided within the Association and changes to business operations. The operating budget is traditionally developed by the staff with attention to historical trends in revenue generation, consideration of recent economic factors that may influence revenue or expenses, achievable cost reductions in each department, service levels to be achieved, and staffing levels required. Methods for optimizing revenues while maintaining favorable property owner access and rates were also examined.

For 2017, the Board of Directors approved the budget with no increase to the Homeowners assessment, keeping the dues the same for the fourth year in a row. The capital improvement line item will go to fund the remodel bank loans monthly principle and interest payments and any capital improvements not listed on the reserve study. The budget for 2017 meets the funding obligation of the 2016 reserve study update.

### Homestead Court Club Remodel Loan

The 2014-2015 Homestead Court Club remodel cost \$2.7 million dollars to complete. To pay for this project the Board of Directors analyzed our financial picture including existing reserve and capital account balances, 2014-2015 operating budgets, and the reserve study. Funding the project came from three sources: reserve fund, capital improvements fund and a bank loan.

While we had enough cash to complete the project, the Board of Directors felt that keeping the reserves properly funded would continue to keep the Association financially healthy for the future. This meant obtaining a bank loan for \$1.38 million dollars to complete the remodel. The terms were for a 15 year pay-back schedule.

In 2016, thanks to the direction of Director Portman, Homestead paid down the loan to \$1.0 million, changed the term to 10 years (5 years shorter) and renegotiated the interest rate down. This will dramatically lower the total interest paid on the loan. Homestead will work to shorten that schedule even further with future operating fund excesses.

### Nominating Committee—Board Candidates

There are two open positions on the Board of Directors up for election at the 2017 general meeting. Katie DeMore (incumbent) is re-running and Glenn Wible has chosen not to re-run.

The nominating committee asked the two candidates to submit short Bio's for the newsletter. They are listed below from the January newsletter:

#### ***Katie DeMore***

My name is Katie DeMore. I have lived in the valley for 13 years and Homestead for the last 10 years. My husband and I have always loved this community and are coming to appreciate all the unique opportunities for families that Homestead offers now that we are raising two kids here. I am a CPA and also have a software development background. I have served on the board for six years and have been the Treasurer for all six of those years. In those six years I have learned so much about the place that we live and I am proud to say that I contributed to some great improvements to our community as part of a fantastic team, specifically the additional Open Space and the Court Club remodel. I would like to be considered for another term as I continue to be enthusiastic about working to make our neighborhood the best it can be for all of our residents.

#### ***Jim Pyke***

Jim moved to the Vail Valley as a young child in 1969. He left for several years to attend college but returned in 1992 after receiving a mathematics degree from the University of

Colorado, Boulder. He first moved to Homestead in 1999 and lived there for 8 years with his wife and children before moving to Eagle Ranch. He eventually moved back to Homestead in 2014 and has a passion for the community. He and his family are active users of the Club and would like to see the facilities progress and improve to meet the needs of the homeowners. As sole owner of a business technology management and consulting practice, he works with a wide range of customers from local emergency districts to large real estate developments and golf resorts throughout the United States. Jim has a great deal of experience in the club industry which can be beneficial to his contributions as a board member. As a husband and father of three children, Jim has enjoyed over ten years of coaching youth sports, including skiing, football, and basketball. Jim is active in the local schools and has also served on other boards in the past, including Vail Board of Realtors, Vail Multi-List and Stone Creek School Board.

### Wildfire Preparations and RealFire

Representatives from Eagle County Wildfire and Eagle River Fire Protection District will be present at the General Meeting to give a presentation on promoting community wildfire awareness. RealFire is a voluntary wildfire mitigation program that offers in-depth property assessments conducted by experienced local fire professionals. The program helps homeowners identify actions they can take to measurably reduce wildfire hazards on their property. Eagle River Fire Protection District will talk about their risk assessments of Homestead and present evacuation plans. Much more information and links to all the websites and documents may be found on our website.

### Open Space Easements

Eagle Valley Land Trust Stewardship and Outreach Manager will provide an update on Homesteads Open Space Easements and will be available to answer any questions.

**HOMESTEAD OWNERS ASSOCIATION INC.  
GENERAL MEMBERSHIP MEETING  
FEBRUARY 20, 2017  
7PM**

**Notice is hereby given** that a general meeting and election of the Homestead Owners Association will be held at the Homestead Court Club located at 400 Homestead Drive on Monday, February 20, 2017 beginning at 7:00PM. The meeting will be held for the following agenda, election of Directors, and other matters that may come before the Board.

- I Roll Call
- II Proof of Notice or Waiver of Notice
- III Consideration of Minutes from 2016 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending  
Allen Lawsuits - Litigation Update  
Membership Annual Education – HOA Attorney
- VII New Business  
Wildfire Mitigation and RealFire Community – Eagle County and ERFPD Representatives  
Homestead Open Space Easements – Eagle Valley Land Trust Representatives
- VIII Adjournment

**PROXY FOR GENERAL MEMBERSHIP MEETING  
HOMESTEAD OWNERS ASSOCIATION  
February 20, 2017**

The undersigned, being a recorded owner of property at the Homestead, Eagle County, Colorado, does hereby constitute and appoint \_\_\_\_\_ to act as their proxy, with full power of substitution, to vote for the undersigned at the General Membership Meeting to be held at Homestead Court Club located at 400 Homestead Drive on Monday, February 20, 2017 at 7PM, hereby granting the person mentioned above full power and authority to vote as they might desire, or in the event the undersigned has given written instructions below, then such person shall instead carry out the instructions. For a list of candidates, check the back side of this form or call the club. Written instructions of the undersigned to my proxy are as follows:

\_\_\_\_\_

In the alternative, I hereby instruct my proxy to vote for the following candidates:

1. \_\_\_\_\_ 2. \_\_\_\_\_

If no candidate is indicated above this proxy shall be general proxy.

Witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Member # \_\_\_\_\_

Recorded owner of Unit # \_\_\_\_\_, \_\_\_\_\_ (Association), OR

Lot # \_\_\_\_\_, Block # \_\_\_\_\_, Filing # \_\_\_\_\_, The Homestead

*This form must be completely filled out and signed by the RECORDED owner. This proxy will be considered void if illegible, incomplete, owner name does not match our records, or owner account is past due. Homestead is not responsible for distributing mailed/faxed in proxies to proxy holders. Please do not send in your proxy. Thank you.*