

Homestead Owners Association will be holding its annual meeting and election on February 19, 2018 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 2018 budget are posted on the Association website.

Here at Homestead we look at 2018 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 2017 Board meetings were: speeding and traffic violations in the community, Allen access easement and open space areas including surrounding properties.

The following segments outline the 2018 budget and remodel loan, information from the Nominating Committee regarding the Board election and an explanation of the Open Space general meeting presentation. 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 9, at 9:00am.

The full pro forma operating budget for 2018 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 2018

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 2018, the Board of Directors approved the budget with no increase to the Homeowners assessment, keeping the dues the same for the fifth 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 2018 meets the funding obligation of the 2016 reserve study update. A new reserve study will be completed in 2019 to be used for the 2020 budget.

### 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 payback 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.

As of January 2018 the loan balance is \$900 thousand dollars. Homestead will work to shorten that schedule even further with future operating fund excesses including a proposed \$100 thousand dollar pay down with the 2017 excess.

### Nominating Committee—Board Candidates

There are two open positions on the Board of Directors up for election at the 2018 general meeting. Alyson Leingang and Bill MaNamara (incumbents) are re-running this year.

The nominating committee asked the two candidates to submit short bio's for the newsletter. They are listed below.

#### ***Alyson Leingang***

I moved to Edwards the summer of 2000 and have since made the valley my home. My family and I have lived in Homestead for five years. We are active users of our neighborhood amenities including the club, the trails, and the neighborhood parks. It is important to me that Homestead stays vibrant, preserves our values, and continues to enhance our wonderful amenities. I served on the board for three years and have 17 years of architectural and design experience in the valley.

Over the years, my contributions to the HOA include such things as the Clubhouse remodel, facility enhancements, and upgrades and designs to our neighborhood parks. I hope to be considered for another term. I would like to continue being a part of our great team of directors, the community, and its future enrichment.

#### ***Bill McNamara***

The ongoing maintenance and improvement of the club in general is important to me. This will help maintain property values as the club is such a value and a benefit to homeowners. I will listen effectively to all ideas brought forth to the board and assist in good changes. I have been in the property management business for over 38 years. I am very good at dealing with all areas of management as well as working for a board. I also have been on the board of Mountain Stream condominiums for the past 11 years. I have first hand experience on running properties and very much enjoy all areas of management. Also as a tennis player, I would very much enjoy working with the staff on making our tennis program the best in the valley. I have lived in Homestead for the past 18 years and want to continue making Homestead the best it can be. I assure you I will bring my expertise to make our community more enjoyable. You will find that I am solid - I prefer not to waver in making decisions since this leads to poor problem solving.

### Open Space

Eagle County Open Space Representatives and Eagle Valley Land Trust Stewardship and Outreach Manager will provide an update on Homesteads open space easements including public and private surrounding properties. They will also be available to answer any questions.

**HOMESTEAD OWNERS ASSOCIATION INC.  
GENERAL MEMBERSHIP MEETING  
FEBRUARY 19, 2018  
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 19, 2018 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 2017 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending  
Allen Lawsuits - Litigation Update  
Membership Annual Education – HOA Attorney
- VII New Business  
Speeding and Traffic Violations in Homestead Community – Eagle County Sheriff Representatives  
Open Space and Surrounding Properties—Eagle County and Land Trust Representatives
- VIII Adjournment

**PROXY FOR GENERAL MEMBERSHIP MEETING  
HOMESTEAD OWNERS ASSOCIATION  
February 19, 2018**

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 19, 2018 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 \_\_\_\_\_, 2018.

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.*