

Homestead Owners Association will be holding its annual meeting and election on February 16, 2015 at the NEW Homestead Court Club. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2015 budget are posted on the Association website.

Here at Homestead we look at 2015 as an opportunity to accomplish new and exciting things and to take what we have learned in the past to create and maintain a continually improving future. Last year was a busy and trying one in many respects, for both the Board and the Community. The main item that was consistently discussed at the 2014 Board meetings was the remodel of our 28 year old community center, the Homestead Court Club.

The following segments outline the 2015 budget, an explanation of the Homestead Court Club remodel financial items, and information from the Nominating Committee regarding the Board election. 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 13.

The full pro forma operating budget for 2015 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 2015**

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 2015, the Board of Directors approved the budget with no increase to the Homeowners assessment. The capital improvement line item will go to fund the remodel bank loans monthly principle and interest payments. The budget for 2015 still meets the funding obligation of the 2010 reserve study update.

### **Homestead Court Club Remodel**

In 2014, the Board of Directors approved the budget with a \$15 monthly increase to the Homeowners assessments. This was the first increase in seven years. The Board took this measure to provide financing for a remodel of our club and many of its amenities. The remodel is almost complete and the Board feels confident all of us are proud of this long overdue project, which will certainly enhance the value of our neighborhood and homes.

The 2014 Homestead Court Club remodel is estimated to come in on budget, costing \$2.67 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 operating budget, and the reserve study. Funding the project came from 3 sources: reserve fund, capital improvements fund and a bank loan.

Research found that the remodel will replace many items on the reserve study and move

back their estimated replacement dates. This freed up money from the reserve fund for use on the remodel.

The existing capital improvements fund will be used in its entirety to fund the project. Going forward this fund will be used to pay back the 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 \$1.5 million dollars to complete the remodel. The terms are for a 15 year payback schedule. Homestead will work to shorten that schedule with future operating fund excesses.

The Board of Directors would like to thank the community, past Board members, and staff for making this amazing improvement to our neighborhood happen.

### **Nominating Committee—Board Candidates**

There are two open positions on the Board of Directors up for election at the 2015 general meeting. Both Norm Green and Ken Marchetti (incumbents) are not re-running. A huge thanks to both of them for their service to Homestead, including Norm's 15 years on the Board of Directors!

The nominating committee asked the two candidates to answer the following four questions: 1. What is the most important issue facing Homestead today? How will you deal with it as a Board member? 2. What skills and strengths do you bring to the Board? 3. What would you do as a Board member to improve our community, with the understanding that there is a limited budget available? 4. What is your motivation to serve on the Board? Their answers are listed below.

Bill McNamara: 1. The ongoing maintenance and improvement of the club in general. 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. 2. I have been in the proper

ty management business for over 35 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 8 years. I have first hand experience on running properties and very much enjoy all areas of management. 3. With the beautiful remodel of our club, we now also need to make sure our exterior product looks equally nice. With a decent budget, we can accomplish this. Also as a tennis player, I would very much enjoy working with the staff on making our tennis program the best in the valley. 4. 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.

Alyson Leingang: 1. Continue to keep our community current and vibrant as well as preserve our values and homestead perception in Eagle County. Our newly upgraded and remodeled Court Club is a great marketing tool for reaching to out to potential buyers and families. 2. A 15+ year architectural and design background in the Vail Valley. I have assisted the HOA over the years with improving the Homestead Court Club, the Court Club decks, and the Homestead Parks. 3. Aid in developing creative team solutions for marketing our newly remodel amenity, the club, to increase members which in turn could assist in improving our other amenities, i.e. the trails and parks. 4. Assist in keeping the vision and goals of the Community on track and moving forward while working in a cohesive manner.

**HOMESTEAD OWNERS ASSOCIATION INC.  
GENERAL MEMBERSHIP MEETING  
FEBRUARY 16, 2015  
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 16, 2015 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 2014 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
- VII New Business
- VIII Adjournment

**PROXY FOR GENERAL MEMBERSHIP MEETING  
HOMESTEAD OWNERS ASSOCIATION  
February 16, 2015**

The undersigned, being a recorded owner of property at the Homestead, Eagle County, Colorado, does hereby constitute and appoint \_\_\_\_\_ to act as their proxy and attorney, 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 16, 2015 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 \_\_\_\_\_, 2015.

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.*