



December 18, 2020

Re: Emailed Correspondence on Mtn. Hive and Tract J, Edwards

The Hive

PDSP-9067/ZC-9069

AFP-9068

1041-9078

ZC-9089 (Exception)

Dear Dominic F. Mauriello, AICP

Homestead Owners Association Inc. has received your offer of transferring ownership of Tract J to the HOA. Homestead's Board of Directors has reviewed your offer during the November and December Board meetings of the HOA.

During these Board meetings it was clear that the community feels that the current ownership and platted uses for the Tract J parcel are consistent with the intentions of the REMONOV CENTER PUD. As you are aware, the parcel is set aside and platted for open space, trails and the driveway for the Edwards Commercial Park. It has had this public benefit and been deemed a place of public accommodation, to which you have invited members of the public, for over 25 years.

If REMONOV feels that a change in ownership would offer more public benefit, it should be offered to a true public entity like Eagle County, not a private HOA.

Homestead is not interested in taking ownership of this parcel or attempting to add it to our PUD, which would be required with ownership.

Please reach out if you have any further questions regarding the Board's decision on this matter.

Sincerely,

Tracy Erickson – Executive Director

Homestead Owners Association Inc.

CC: Morgan Landers, AICP
morgan.landlers@eaglecounty.us