

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM December 11, 2020
(Noticed and Attended as Zoom Meeting)

Agenda

1. Call to order – 9:05am
2. New Business
 - None
3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)
 - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Hearing – Action Item 2020-12-1 - After discussion and upon a motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the Salters plans be, and hereby are DENIED as presented. The DRC announced that this project will be discussed in executive session.
4. Staff Reviewed
 - Frank – 111 Gold Dust Drive – Landscaping – Information Item 2020-12-1
 - Strauch – 1082 Gold Dust Drive – New Garage Door – Information Item 2020-12-2

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM December 11, 2020
(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Directors:

Erin Allen	Cealy Fellman	Alyson Leingang
Jim Pyke	Matt Drummet	

Also Signed In:

Tracy Erickson	Kim Baugh	Jason Sica
Joanna Kerwin	Nick Salter	Kris Miller
Grant Smith	Danielle Huidekoper	Todd Goulding
Greg ??		

1. Call to order – 9:07am
2. Member Input
 - An owner was present to request each board members position on the Edwards Riverpark project, and requested a survey be sent out to our community for feedback. Each board member stated their position and discussed the possibility of a survey. The board ultimately decided that the HOA would send out a Constant Contact email with information regarding the project as well as contact information for two Homestead owners who are opposed to the project and are happy to discuss/provide more info.
 - Another owner asked about what we can do in lieu of events and the possibility of helping a family in need over the holidays. Staff announced that we do have three “adopted” families in need that we will help this season, and provided details on how members can contribute, if desired.

- Another owner was present with a request to create a community garden. The board discussed the possibility and requested that owner and staff do some research to determine feasibility and cost.
- At the end of the meeting Joanna Kerwin stated that she was interested in running for the board. Tracy also noted that Jason Sica and Joanna Kerwin both previously emailed him with interest in running.

3. New Business

- Hive Development – Community Feedback and Discussion – Information Item 2020-12-3- The Board announced that the Land Use Hearing with Eagle County was postponed. Community input included an owner with a question regarding the parcel of land (Tract J) that was offered to Homestead. The board explained the many reasons why they chose not to accept the offer, including:
 1. The e-mail correspondence that Dominic sent directly to the board in Oct 2020 specifically stated that the gift of the parcel was being proposed as a public benefit and was contingent on the approval of the Mtn. Hive PUD. Because of the timing of the offer and the language in the e-mail and accompanying letter, the board interpreted that acceptance of the land would imply support of the project. The board did not feel that HOA support of the Hive project was appropriate based on overwhelming member input dating back to 2019 that opposed the project.
 2. The parcel includes some sections of land that would not be beneficial to the HOA in any way including part of the driveway entrance to Edwards Commercial Park and snow storage for their parking lot. The HOA does not want to maintain those items or subdivide that parcel to exclude those areas.
 3. Tract J has long been zoned for open space and public trails. It already serves a public benefit and is not solely designated for Homestead homeowners. The HOA does not want to take on the additional expense of maintaining or insuring the trail.
 4. There is already a future plan in place with Eagle County for the current trail to be moved to an easement on adjacent Parcel L. Either leaving the trail where it is on Parcel J or moving the trail to this Eagle County easement on Parcel L would be preferred to Homestead HOA taking on legal and financial responsibility for the public benefit trail.
 5. The HOA attorney was consulted and recommended against taking this parcel.

The board said they would post both the offer letter and Homestead's response to the HOA website.

4. Matters Pending

- Homestead DRC Application Information Page – Policy Review – Information Item 2020-12-4 – Director Allen has been working on a new DRC Application Information page to help owners with frequently asked questions and how the DRC approval process works. She presented the final document to the board. The board and staff thanked Erin for her hard work on creating this document. Staff will post the document to our website immediately.
- Emergency Exit Point – Hummingbird Filing 2 – Information Item 2020-12-5 – Tracy Erickson is continuing to work with the fire protection district on this item.
- Pickleball Court – Discussions – Informational Item 2020-12-6 – This item will be placed on the General Meeting agenda so we can get more input and have discussion with additional owners.

5. Approval of Minutes

- November 13th, 2020 Meeting Minutes - Action Item 2020-12-2 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the November minutes be, and hereby are APPROVED as presented.

6. Financial
 - Approve Financials – October 2020 - Action Item 2020-12-3 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from October 2020 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
 - Director's Report – COVID 19 Update – Information Item 2020-12-8 – Tracy Erickson gave the board an update on how the Club is handling COVID-19, including plans for moving into either the red or yellow phases.
8. Adjourn – 10:10am
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Hearing – Information Item 2020-12-9
 - Hive – Edwards Area County Referral Request / Hive offer Tract J – Information Item 2020-12-10
 - Staff Engagement Issues – Personnel Issue – Information Item 2020-12-11
10. Re-convene meeting
11. Adjourn