

Homestead Owners Association will be holding its annual meeting and election on February 15, 2021, to be held virtually on Zoom Meeting, please see the agenda for attendance information. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2021 budget are posted on the Association website.

Here at Homestead we look at 2021 as an opportunity to recover from the pandemic of 2020 and to accomplish new and exciting things by taking what we have learned in the past to create a continually improving future. Last year was a busy and trying one in many respects, for both the Board and the community. The items that were consistently discussed at the 2020 Board meetings were: The 2020 COVID-19 pandemic and pickleball noise concerns.

The following segments outline the HOA thoughts on the COVID-19 pandemic, 2021 budget and remodel loan, information from the Nominating Committee Chair regarding the Board election and an explanation of the pickleball court discussion. 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 virtual Board meeting on February 12, at 9:00am.

The full pro forma operating budget for 2021 and a CPA reviewed financial statement is available online 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 2021

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 including the pandemic. 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 2021, the Board of Directors approved the budget with no increase to the Homeowners assessment, keeping the dues the same for the eighth year in a row. This was a difficult task due to the great financial changes caused by the pandemic. The capital improvement line item will go to fund the remodel bank loans monthly principle and interest payments. The loan balance as of January 2021 is down to \$225,000 The budget for 2021 meets the funding obligation of the 2020 reserve study update.

Nominating Committee—Board Candidates

There are two open positions on the Board of Directors up for election at the 2021 general meeting. Jason Sica and Joanna Kerwin are running this year.

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

Jason Sica

I have happily lived in the Avon/Edwards area since 2001 and within the Homestead community for the past 5 years with my wife Heather. I work as the IT Manager for the Eagle River Water & Sanitation District. I look forward to bringing my experience of serving for several years on an HOA board as well as my 25 years in the IT industry toward the Homestead HOA board position. I believe in a strong focus on community, family, ethics, our environment, and a good application of common sense. I truly love our community and see this as a great opportunity to contribute to it with my perspectives and knowledge that I have acquired over the years.

Joanna Kerwin

I have worked in Eagle County for over 20 years and have lived in Homestead for 12 years. I have a BA in Accounting from Texas A&M. My career encompasses a retail business owner, a Regional Territory Sales Manager covering 11 states, a real estate broker, and a Licensed Series 6 and 77 Wealth Management Private Banker. After 9 years in the banking industry, I decided to follow my dreams and return to the real estate industry. My business partner, friend and neighbor Teri Lester and I are the Vail Valley Team with Engel & Volkers. Giving back to the community is a priority for me. I am currently on the Homestead Valley HOA Board and was recently named 2020 Vail Valley Volunteer of the Year by the Vail Valley Foundation. I have been regularly attending the Homestead HOA meetings and am current on both HOA and DRC topics. I appreciate all of the time and hard work the current Board has given to the community and welcome the opportunity to serve on the Homestead Owners Association Board.

Pickleball Court

Due to overwhelming ownership requests regarding the fastest growing sport in the US, and in reviewing current and future demographics of Homestead, the HOA began discussions in 2017 on installing a pickleball court on the Court Club grounds. The court was installed in the late summer of 2018. The initial discussion included noise concerns that required the community to check out and use only "quiet" equipment provided by the Club. This was policy until 2020 when the pandemic made this impossible.

In 2020 the Board received complaints regarding the noise coming from the pickleball courts use. We are seeking input from the community regarding this issue, the use of the courts by membership and possible solutions.

COVID-19 Pandemic

This has been a year unlike any other in Homestead's history. We would like to acknowledge those in our community who have been deeply affected by the pandemic, whether it be the illness or loss of a loved one, financial hardships, or your own physical or mental health. This year, more than ever, we are thankful for what a wonderful, caring and connected community we live in. We have seen some amazing acts of kindness and generosity over the past year and have seen first-hand how special it is to be a part of this community. Thank you for your continued support as we work our way through ever changing state and local guidelines and club policy changes. Our staff has worked incredibly hard to keep the Club a safe and healthy environment as a much-needed outlet for our members. We sincerely hope that, together, we can return to a more normal way of life very soon!

**HOMESTEAD OWNERS ASSOCIATION INC.
GENERAL MEMBERSHIP MEETING
FEBRUARY 15, 2021—7PM**

**Will be held on Zoom Meeting, link will be posted on HCCHOA.com at 12PM February 15th or
email info@homesteadcourtclub.com for the link (online check in starts at 6:30PM)**

Notice is hereby given that a general meeting and election of the Homestead Owners Association will be held virtually thru Zoom Meeting on Monday, February 15, 2021 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 2020 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
Membership Annual Education – HOA Attorney
- VII New Business
Pickleball Court – Neighbor Noise Concern
- VIII Adjournment

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**PROXY FOR GENERAL MEMBERSHIP MEETING
HOMESTEAD OWNERS ASSOCIATION
February 15, 2021—7PM**

**ALL proxies must be mailed in, dropped off to the HOA office, or received by email at
info@homesteadcourtclub.com by 12PM February 15th**

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 virtually on Zoom Meeting on Monday, February 15, 2021 at 7PM, hereby granting the person mentioned above full power and authority to vote as they might desire for the Directors election, 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 quorum proxy.

Witness whereof, I have hereunto set my hand this _____ day of _____, 2021.

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. For 2021, due to the pandemic, Homestead will distribute all mailed or emailed in proxies to the Board President. Please feel free to send in your proxies for quorum. Thank you.