

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

July 9, 2021

(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Board Directors:

Erin Allen

Jason Sica

Katherine Smith

Cealy Fellman

Joanna Kerwin

Matt Drummet

Also Signed In:

Tracy Erickson

Kim Baugh

Kris Miller

Leslie Fishman

Norman Bowles

Grant Smith

Chris Dunlap

Michael Routh

Susie Fishman

Gabe Shalley

Chris Pryor

Bratzo Horruitiner

Janet Bartnik

1. Call to order – 9:20am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - Bergund – 42 Castle Peak Lane – Trailer Parking in ROW – Informational Item 2021-7-1 – The Board tabled this item to next Board meeting.
3. Member Input
 - One member was present to discuss thoughts on the potential Mountain Recreation tax increase ballot item proposal, mentioning the large financial impact to Homestead owners, and asked the Board if they would take an official stance as a group. The Board said they were willing to inform owners on the topic, but they do not typically take an official stance on political items.
 - Another member was present to announce Arrowheads plans to install a roundabout at their main entrance on highway 6, including that they may be asking for funding from Edwards Metro District. This member felt there are more immediate projects within Edwards that need funding first.
4. New Business
 - Mountain Recreation – Property Tax Increase for District Improvements – Informational Item 2021-7-2 – Janet Bartnik and Chris Pryor from Mountain Recreation shared information on the proposed property tax increase ballot item that would impact Homestead residents. Janet explained findings from a survey that was conducted in 2019, stating that Edwards residents would like new and different amenities that are not currently offered, with the focus being health and wellness. Many owners and board members spoke with concerns about the transparency of the survey results, alternative solutions such as different rates for district residents versus non-residents, pay to play scenarios, creating partnerships to work with other rec centers throughout the valley. Many had questions on housing and pay issues, what exactly they are planning, if they considered a pool/ice rink in Edwards, the exact dollar amount needed, and how much residents are currently paying. Lastly Tracy Erickson thanked Chris Pryor and commended Janet Bartnik for their amazing staff and for joining Homestead's meeting to get information to our owners.
5. Matters Pending
 - Trails Committee – Committee Board Representative Report - Informational Item 2021-7-3 – Tracy Erickson announced that the committee has met twice in Homestead's Filing 2 Open Space. Committee member, Gabe Shalley, spoke on the committees good

representation of our community and has realized that there are a lot of issues and opportunities that exist on the open space, with work to do on maintenance and durability of the trails. The Board thanked the committee members for their work so far.

- Emergency Exit Point – Hummingbird Filing 2 - Informational Item 2021-7-4 – Tracy Erickson explained that maintenance staff have cleared a 12-foot-wide access path of grasses, off Hummingbird Trail that is passable by a standard vehicle. The path follows the existing foot/bike path. Staff will be posting signage stating that driving on the tract is not allowed unless directed by the Fire District.
- Homestead Speeding and Parking Issues – Eagle County Discussions - Informational Item 2021-7-5 – Tracy Erickson explained that Eagle County was conducting a speed study and they pulled the speed strips yesterday. He is hoping to receive the data back before the August board meeting. Director Allen stated that the HOA residents need to call the Sheriff to report parking on the road or right-of-way, providing license plate number for the notes recorded on the call, mentioning that the Board has very limited control over speeding and parking.

5. Approval of Minutes

- June 11th, 2021 Meeting Minutes - Action Item 2021-7-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Sica, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented.

6. Financial

- Approve Financials – May 2021 - Action Item 2021-7-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from May 2021 be, and hereby are APPROVED as presented. Director Fellman noted that the financials look great so far.

7. Director and Programs Reports

- Director's Report – COVID 19 Update – Restriction and Club Policy Review – Informational Item 2021-7-6 – Tracy Erickson gave the board an update on how the Club is handling COVID-19 and that staff are continuing to follow CDC recommendations and Eagle County Public Health guidelines, mentioning thoughts for possible upcoming Club events. Dr. Fishman said that parties are currently the largest source of spread of COVID. The Board thanked Tracy Erickson and staff for how they have handled COVID thus far.

8. Adjourn – 10:50am

9. Executive Session: Contract and Legal Negotiations; Personnel Issues

- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2021-7-7
- HR – Staff Interactions with Owner – Informational Item 2021-7-8