

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

November 12, 2021

(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Board Directors:

Erin Allen

Katherine Smith

Joanna Kerwin

Norm Green

Cealy Fellman

Bill McNamara

Also Signed In:

Tracy Erickson

Kim Baugh

Kris Miller

Alyson Leingang

Patti Dixon

Ben Welsh

1. Call to order – 9:09am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
3. Member Input
 - An owner was present to request use of childcare services at homeowner rates and priority without paying guest fees, as they have given their membership to their tenants. The board discussed but ultimately decided that our policies do not allow any use of the club amenities without paying the guest fees as a non-member, if you have given your membership to your tenants, which includes our children's programs.
 - Another owner was present to discuss the HOA's standing on short-term rentals and request that we consider making a policy regarding short-term rentals. Tracy Erickson explained that the HOA has received information from our attorney regarding short-term rentals in Colorado HOA's. Creating a rule would require an amendment to the Declarations, a daunting task. He will reach out to our attorney to get an update on the legal aspects of HOA's and short-term rentals. The board also agreed that we can add this topic to our annual meeting agenda to get a feel from the community.
 - Lastly another owner gave an update on the Edwards Riverpark proposal, noting that they were disappointed that it was approved by the Eagle County Commissioners, but thanking the community members for their efforts in taking the time to write in, attend meetings and get involved in this proposal.
4. New Business
 - 2022 Budget and Dues Level – Budget Approval/Ratification – Action Item 2021-11-1 – This general ownership meeting is called to review and approve the Budget for 2022. It was noticed in accordance to Colorado Law. All owners were noticed by mail with the newsletter and the budget was posted online not closer than 10 days before this meeting or further out than 30 days before. At this meeting, unless a majority of all the Owners veto the proposed budget, the proposed budget becomes the budget of the association. After discussion and upon a motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the Budget for 2022 and the corresponding dues level for Homeowners of \$105 per month be, and hereby is APPROVED. The approved budget is available on our website.
5. Matters Pending
 - Trails Committee – Committee Board Representative Report - Informational Item 2021-11-1 – Tracy Erickson announced that he has been working with an owner who specializes in creating "interactive" maps and that they are collaborating to create something for our Homestead Trails. The trails committee is continuing to work on maintenance and

improvement plans moving forward.

5. Approval of Minutes
 - October 8th, 2021 Meeting Minutes - Action Item 2021-11-2 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the October minutes be, and hereby are APPROVED as presented.
6. Financial
 - Approve Financials – September 2021 - Action Item 2021-11-3 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the financials from September 2021 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
 - Director's Report – COVID 19 Update – Restriction and Club Policy Review – Informational Item 2021-11-2 – Tracy Erickson gave the board an update and discussed plans moving forward. The board determined they will go on a month-to-month basis, but if the County moves back into the "green" level at any time, all club covid restrictions will be removed. The Board also discussed the December Holiday party and felt that since it was a large indoor gathering it was in the best interest of member safety to not hold the party this year.
8. Adjourn – 10:02am
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2021-11-3