

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

December 10, 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

1. Call to order – 9:18am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
3. Member Input
  - None
4. New Business
  - Nominating Committee – 2022 General Meeting and Election – Informational Item 2021-12-1 – The Nominating Committee announced that Directors Allen, Fellman and Smiths terms are expiring in February. Directors Allen and Fellman will be re-running. Director Smith will not be re-running. In the December newsletter, staff announced the openings and requested any interested parties attend the upcoming meeting in January and submit a bio to be included in the February newsletter. Additionally, on behalf of the entire board, President Allen extended deepest condolences to the family of Director Matt Drummet, who passed away after a sudden and short battle with cancer. Matt was a wonderful community member, who will be deeply missed by all who knew him. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director McNamara, it was RESOLVED that former Director Alyson Leingang, be and hereby is APPOINTED to the remainder of Director Drummet’s term.
5. Matters Pending
  - Trails Committee – Committee Board Representative Report - Informational Item 2021-12-2 – Tracy Erickson announced that the interactive trails map he had been working on, would come at a cost of \$300 per month, and while it would be really useful and unique, the ultimate cost is too much for the number of trails and users we have. He will continue working on a paper map and PDF for the website.
5. Approval of Minutes
  - November 12th, 2021 Meeting Minutes - Action Item 2021-12-1 - 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 2021 - Action Item 2021-12-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Kerwin, it was RESOLVED that the financials from October 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 2021-12-3 – Tracy Erickson gave the board an update and discussed plans moving forward, noting numbers are getting better in Colorado. Tracy also mentioned that he is trying to coordinate a Santa drive around the neighborhood, in lieu of the holiday party. Tracy announced that the HOA will be paying off the last portion of the remodel loan by the end of the year. He also mentioned the West End development project is going back in front of the Eagle County Commissioners. And lastly, Mountain Recreation is bringing the back the same ballot initiative that failed in the November election to be on the ballot in May 2022, stating there will be a meeting via Zoom and in person at the Edwards Field House on December 15.
  
8. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2021-12-4
  - Sullivan – 151 Miele Lane – Collection Lawsuit Board Resolution – Informational Item 2021-12-5
  
9. Re-convene Meeting
  - Sullivan – 151 Miele Lane – Collection Lawsuit Board Resolution – Action Item 2021-12-3 – After discussion and amendment, and upon motion duly made by Director McNamara and seconded by Director Fellman, it was RESOLVED that the Board file a lawsuit against this owner to collect delinquent dues.