

Homestead Owners Association will be holding its annual meeting and election on February 21, 2022, it is tentatively scheduled to be held in person at the Homestead Court Club, Please see below for attendance information. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2022 budget are posted on the Association website.

Here at Homestead we look at 2022 as an opportunity to recover from the pandemic of 2021 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 2021 Board meetings were: The 2020/2021 COVID-19 pandemic and the Homestead area trails.

The following segments outline the HOA thoughts on the COVID-19 pandemic, 2022 budget and remodel loan and information from the Nominating Committee Chair regarding the Board election. These are provided in an effort to clarify some points for the general meeting. If you have any questions please call Tracy Erickson at 970-926-1067 or attend the upcoming virtual Board meeting on February 11, at 9:00am.

The full pro forma operating budget for 2022 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 and Remodel Loan 2022

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. The budget for 2022 includes an increase in payroll for hourly workers to match local area levels. Methods for optimizing revenues while maintaining favorable property owner access and rates were also examined.

For 2022, the Board of Directors approved the budget with no increase to the Homeowners assessment, keeping the dues the same for the ninth year in a row. This was a difficult task due to the great financial changes caused by the pandemic. The Board is happy to announce that with the excess income from 2021, the Remodel Loan has been paid off! The payoff of the loan was complete in 7 years, half the scheduled time, saving the Association a substantial amount of funds. The budget for 2022 meets the funding obligation of the 2020 reserve study update.

Nominating Committee—Board Candidates

There are three open positions on the Board of Directors up for election at the 2022 general meeting and three applicants. Erin Allen and Cealy Fellman are rerunning this year as incumbents and Kris Miller is running for the third spot.

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

Kris Miller

Hello Homestead Community. My name is Kris Miller. I am a resident of Homestead for over 29 years, and Eagle County since the early 60's. My career has centered around property management, accounting and resort management. Having managed 26 Homeowners Associations, 3 Commercial Centers, and two multiuse buildings, I have a strong understanding of the nuances of HOA's, special districts and budgeting. Having attended the Homestead Homeowner's Association Board meetings for years, I would like to offer my name in consideration for a position on the Board of Directors. I have a strong sense of ownership within Homestead, and am passionate about the beauty of our neighborhoods, and our open spaces and trails. I look forward to serving on the Homestead Board of Directors.

Erin Allen

I've lived in Edwards since 2002 and Homestead since 2008. I joined the board in 2013 and later became the board President in 2016. I work at US Bank as a regional Business Banking Team Manager, and I love to hike, read and spend time with my family. My top priorities for this community are to keep it as the safe, beautiful, family-friendly community that it is, to listen to and represent the interests of the majority of homeowners, and to maintain property values.

Cealy Fellman

My name is Cealy Fellman. I have lived in Homestead with my family for over 15 years. I have served on the Homestead Board for the last 3 years as Treasurer. I work in accounting

and throughout my career have overseen the financials of many small businesses, including HOA's. I enjoy being on the board because I enjoy being involved in my community and getting to better know people in our neighborhood. We enjoy raising our children here and I want to continue to work towards finding ways to improve our community as a whole.

COVID-19 Pandemic and General Meeting Attendance

This has been another 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!

For the safety of our community and staff, the 2022 General Meeting is planned to be in person with masks recommended.

**HOMESTEAD OWNERS ASSOCIATION INC.
GENERAL MEMBERSHIP MEETING
FEBRUARY 21, 2022
7PM**

Notice is hereby given that a general meeting and election of the Homestead Owners Association will be held at the Homestead Court Club located at 400 Homestead Drive on Monday, February 21, 2022 beginning at 7:00PM, in person with masks recommended. 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 2021 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
Membership Annual Education – HOA Attorney
- VII New Business
Community Wildfire Protection Plan 2022 – Eagle River Fire Protection District
Short Term Rentals – Community Discussion
- VIII Adjournment

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**PROXY FOR GENERAL MEMBERSHIP MEETING
HOMESTEAD OWNERS ASSOCIATION
February 21, 2022—7PM**

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 on Monday, February 21, 2022 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. _____
- 3. _____

If no candidate or written instructions are indicated above this proxy shall be general quorum proxy.

Witness whereof, I have hereunto set my hand this _____ day of _____, 2022.

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 2022, due to the pandemic, Homestead will distribute all mailed or emailed in proxies to the Board Nominating Committee Chair. Please feel free to send in your proxies for quorum. Thank you.