

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

April 8, 2022

(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Joanna Kerwin	Norm Green
Alyson Leingang	Cealy Fellman	Kris Miller

Also Signed In:

Tracy Erickson	Jillian Labbe	Kim Baugh
Doug Schwartz	Ann Evans	Steve Evans
Jill Harty	Eran Schreiber	Greg Fedeczko
Nat Robinson	Sarah Robinson	David Hampton
Dave Gillespie	Tom Merolla	Katherine Smith
Dan Fletcher	Amy Dynda	Paul Dumas
Sharman Keller-Green	Bettina Spikelmier	Christina Santillan
Patricia Cornett	Steven Willing	Eddie Santillan
Meg Kelly	Carrie Dill	Karl Bauer
Carol Wilson	Tim Ellis	Delfina Darquier
Megan Vilece	Ian Nichols	Darcy Buster
Hugh Fairfield Smith	Kim Strauch	John Huemoller
Gail Flesher	Donna Jacobs	Tracy LeClair
Caroline?	Barb?	Evan
Vigi	Cheryl H	

1. Call to order – 9:49am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
3. Member Input
 - Homestead owner Katherine Smith had comments on the condition of the sidewalks in lower Homestead and asked who is responsible for maintaining them. Tracy Erickson explained that the sidewalks are Eagle County property and suggested a partnership with Edwards Metro District and Eagle County to request maintenance and improvements. The Board had many comments and suggestions such as having a board member representing Homestead attend Edwards Metro and Eagle County Commissioners meetings, review letters already sent from our attorney, use ADA access as a conversation starter, and most importantly, having community members like Katherine attend the meetings to request maintenance and improvements.
4. New Business
 - None
5. Matters Pending
 - Declarations Change – Adding Short Term Rental Restrictions – Informational Item 2022-5-1 – The Board announced that our attorney has suggested opening a survey to take a pulse of what the community wants, and whether undertaking a vote would be justified. The Board shared the wording and timeline on the survey. Owners had many questions including how the survey will be conducted, the number of survey responses in favor of a declarations change it would take to conduct a vote, if sub associations can make changes

for their association only, grandfathering in current properties who short term rent, financial questions and many comments and suggestions. Discussion will continue at the June meeting.

- Fire Mitigation – Information Item 2022-5-2 – Representatives from Eagle River Fire Protection District including Chief Karl Bauer, Hugh Fairfield Smith and Tracy LeClair were present to present their proposal to enhance wildfire mitigation and response in Homestead. They shared a power point presentation showing areas in the community that are moderate to high risk and their plans to create a line of defensible space to protect homes and some open space areas. Board members and neighbors had many questions and concerns regarding what it will look like, wildlife/dens in the area, how large the mitigation path will be, if there have been any wind pattern studies done, the timeline and next steps. If approved, the Fire District will flag the areas and allow community to walk the areas and ask questions.
- Eagle County Animal Services – Informational Item 2022-5-3 – Eagle County Animal Services is proposing creating a uniform leash control code across municipalities and unincorporated areas of Eagle County. Board members and owners had many questions and comments regarding the proposed changes, if Homestead has to follow Eagle County, how to enforce, liability if we don't mirror Eagle County, if there can be areas designated for off leash, under voice control, and put a draft of the proposal on our website. Discussion on this topic will continue at the June meeting.

6. Approval of Minutes

- April 8, 2022, Meeting Minutes - Action Item 2022-5-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Green, it was RESOLVED that the April minutes be, and hereby are APPROVED as presented.

7. Financial

- Approve Financials – March 2022 - Action Item 2022-5-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Green, it was RESOLVED that the financials from March 2022 be, and hereby are APPROVED as presented.

8. Director and Programs Reports

- Director's Report – Informational Item 2022-5-4 – Tracy Erickson reported that the Easter party was successful, with beautiful weather and many new faces. Over 400 people attended. Staff plans to host the End of Summer party the weekend after Labor Day this year, as many people leave town for Labor Day weekend.

9. Adjourn to Executive Session: 11:38am

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

- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-5-5
- Declarations Change Legal – Adding Short Term Rental Restrictions – Informational Item 2022-5-6

11. Re-convene Meeting

12. Adjourn