

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

June 10, 2022

(Noticed and Attended as Zoom Meeting)

## ATTENDANCE:

Present Were Board Directors:

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

Also Signed In:

Tracy Erickson	Jillian Labbe	Kim Baugh
Greg Fedeczko	Brad Jones	Doug Wilson
Eddie Santillan	Delfina Darquier	

1. Call to order – 9:44am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
3. Member Input
  - Homestead owner emails were addressed including an email regarding the basketball hoop, multiple emails regarding short term rentals in the neighborhood, and lastly a request for a neighbor directory. The board made a comment on the tone of the email regarding basketball hoop and requested that owners keep their emails friendly and respectful as staff and the board are trying their best. Members present at the meeting had additional questions regarding short term rentals, survey wording, and board transparency regarding the survey. The board assured the members that the survey was strictly driven by community feedback and requests to investigate feasibility.
4. New Business
  - None
5. Matters Pending
  - Declarations Change – Adding Short Term Rental Restrictions – Informational Item 2022-6-1 – Discussion continued regarding this topic. The board reiterated that they cannot restrict short term rentals without an owner vote to approve a change to the declarations. Noting that so far there have been 187 responses to the survey (121-yes /for making a change to the declarations and 66-no/against making a change to the declarations). The board also stated that the estimated cost to run a special vote would be approximately \$12,500, which would not require an increase of dues and could be paid for out of current funds. The survey will remain open through August 1, 2022. Discussion will continue on this topic at the July board meeting.
  - Fire Mitigation – Information Item 2022-6-2 – Director Miller invited representative Hugh Fairfield Smith from Eagle River Fire Protection District to join her to discuss the proposed mitigation plans and walk the property with her to look at the fuel types. Hugh determined there may be a less invasive way to reduce the wildfire risk with thinning of selective sage and a larger mitigation swath across limited portions of the open space.
6. Approval of Minutes

- May 13, 2022, Meeting Minutes - Action Item 2022-6-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the May minutes be, and hereby are APPROVED as presented.
7. Financial
    - Approve Financials – April 2022 - Action Item 2022-6-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director McNamara, it was RESOLVED that the financials from April 2022 be, and hereby are APPROVED as presented.
  8. Director and Programs Reports
    - Director’s Report – Informational Item 2022-6-3 – None
  9. Adjourn to Executive Session: 10:29am
  10. Executive Session: Contract and Legal Negotiations; Personnel Issues
    - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-6-4
    - Declarations Change Legal – Adding Short Term Rental Restrictions – Informational Item 2022-6-5
  11. Re-convene Meeting
    - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the HOA approve an hourly contract with Leingang Lawn Services for supplemental lawn care. Director Leingang abstained from the vote due to a conflict of interest.
  12. Adjourn