

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

July 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
Bill McNamara		

Also Signed In:

Tracy Erickson	Kim Baugh	Brad Jones
Carrie Dill	Ian Nichols	Nick Brinkman
Sarah Robinson	Steve Evans	Todd Oppenheimer
Lisa Cheesman	Karen Taylor	Jim Telling
Kevin Murphy	Chris Dudar	Kara?
970-748-7573		

1. Call to order – 9:35am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - Grass Removal, Water Restrictions – Initial Discussion – Information Item 2022-7-1 – The Board started discussion on potential water restrictions in Eagle County and Homestead DRC requirements for watering and maintenance of lawns. The Board would like to start discussions with DRC and knowledgeable community members to analyze potential changes to the architectural standards and guidelines to consider changes to water requirements and new Colorado laws on xeriscaping and turf.
3. Member Input
 - Homestead owner emails were addressed including an email regarding short term rentals in the neighborhood, along with safety and security concerns. Members present at the meeting brought up short term rentals and comments on the survey and the Edwards Riverpark Development, noting that the property is back on the market.
4. New Business
 - The West End Development Presentation – Informational Item 2022-7-2 – Jim Telling and Kevin Murphy with East West Partners gave a presentation on their proposal for a 275 unit rental property located behind the Gashouse on Highway 6. The proposal is for a 3-4 story building with a mix of studio, one and two bedrooms, with parking located in the middle. Owners had many questions about parking, traffic, whether this will be affordable or open market, wildlife, dogs, view corridor, solar on roof, and keeping Homestead in the loop as they move forward with plans. The presenters will share presentation and traffic study to be posted on our website.
 - General Policies – HB22-1137 CO Law Required Changes – Action Item 2022-7-1 – After discussion and amendment and upon motion duly made by Director Miller and seconded by Director Kerwin, it was RESOLVED that the changes be, and hereby are APPROVED as presented.
5. Matters Pending
 - Declarations Change – Adding Short Term Rental Restrictions – Informational Item 2022-7-3 – Discussion continued regarding this topic. Noting that so far there have been 265 responses to the survey (165-yes /for making a change to the declarations and 100-no/against making a change to the declarations). The board reiterated that sub-

associations do have the ability to create their own restrictions. Final survey response numbers and discussion will continue on this topic at the August board meeting.

- Fire Mitigation – Information Item 2022-7-4 – Tracy Erickson is working with Hugh Fairfield Smith from the Eagle River Fire Protection District, who is working with Eagle County Open Space on plans for mitigation on the Open Space. The next step is to flag the area so residents know what to expect.

6. Approval of Minutes

- June 10, 2022, Meeting Minutes - Action Item 2022-7-2 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented.

7. Financial

- Approve Financials – May 2022 - Action Item 2022-7-3 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from May 2022 be, and hereby are APPROVED as presented.

8. Director and Programs Reports

- Director's Report – Trails, Water Use, Sidewalks – Informational Item 2022-7-5 – Director Kerwin discussed the state of Homestead's sidewalks in lower Homestead, and mentioned that she is working creating a partnership with Edwards Metro District and Eagle County to plan for repairs on the portions that need work.

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

- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-7-6
- Declarations Change Legal – Adding Short Term Rental Restrictions – Informational Item 2022-7-7

10. Adjourn – 11:00am