

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

August 12, 2022

(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Board Directors:

Erin Allen
Kris Miller

Alyson Leingang
Bill McNamara

Cealy Fellman

Also Signed In:

Tracy Erickson
Carrie Dill
Bobby Ladd
Michael Jackson
Vigi Rangaswami
Greg Fedeczko

Kim Baugh
Katherine Smith
Delfina Darquier
Patti Dixon
Kevin Sharkey

Brad Jones
Ann Evans
John Stearns
Steve Kerby
Robin Thompson

1. Call to order – 10:06am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
3. Member Input
 - Katherine Smith requested the radar trailer be put on Gold Dust Drive. Tracy Erickson announced that it is currently broken, and we are waiting for a chip to arrive. It is expected to arrive this month and the trailer will be put back out asap. Katherine also discussed the possibility of a neighborhood speeding campaign and asked about signage on lawns. Tracy said he would get the info to Katherine on what can be posted.
 - Steve Kerby was present to discuss the state of the pickleball court. Tracy Erickson stated that the HOA does crack fill repairs every three years, the same as our tennis courts. Erin Allen stated that she is open to maintenance of the current court, but not to expanding pickle to the tennis court area. Tracy stated that bids to repair the court will be discussed at the November Board meeting with the 2023 budget.
 - The Board also discussed emails. One email came in regarding commercial vehicles parked on the street, to which they directed the owner to contact the Eagle County Sheriff. Another email was a request for a Board member to call them, the Board does not personally call any members, but welcomed that person to attend the meeting. Lastly, the Board had an email request for the Short-Term Rental discussion outcome.
4. New Business
 - Eagle Valley Trail – Update on Completion – Informational Item 2022-8-1 – Robin Thompson and Kevin Sharkey with Eagle Valley Trail gave a presentation on their goal to raise funds to pave the remaining 12 miles of unpaved sections of the trail throughout the valley. They are looking for letters of support and monetary donations from communities. The Board said they would provide a letter of support, but could not donate funds as a homeowners association.
5. Matters Pending
 - Declarations Change – Adding Short Term Rental Restrictions – Informational Item 2022-8-2 – The Board announced survey results, noting the survey was open for two months and was promoted through the newsletter, Facebook and Instagram. We have 820 Owner Properties. We need 66% – 541 votes in favor for Declaration change. We had a total of 332 responses. We had 198 Yes's, 24% of total ownership and 59% of

total responses. Of the yes's we had 96 (48%) responses that live in Multi-Family units, that can change their own documents much easier. We had 134 No's, 16% of total ownership and 41% of total responses. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the Board does not take action on a declarations change and that the discussion be and hereby is TABLED for one year.

- Fire Mitigation – Information Item 2022-8-3 – Tracy Erickson and Kris Miller met with representatives from Eagle County Open Space. They are currently in a holding pattern, waiting for results from a soils test for erosion.
 - Grass Removal, Water Restrictions – Discussion – Information Item 2022-8-4 – The Board continued discussion on potential water restrictions in Eagle County and Homestead DRC requirements for watering and maintenance of lawns. Tracy Erickson has had David McWilliams and Todd Oppenheimer reach out and offer to help with analyzing potential changes to the architectural standards and guidelines to consider changes to water requirements and new Colorado laws on xeriscaping and turf. Kris Miller announced that she and her neighbor are doing a test strip of clover this fall and will report back with how it does over the fall/winter.
6. Approval of Minutes
- July 8, 2022, Meeting Minutes - Action Item 2022-8-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the July minutes be, and hereby are APPROVED as presented.
7. Financial
- Approve Financials – June 2022 - Action Item 2022-8-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director McNamara, it was RESOLVED that the financials from June 2022 be, and hereby are APPROVED as presented.
8. Director and Programs Reports
- Director's Report – Informational Item 2022-8-5
 - Board Director Kerwin – Sidewalks – Informational Item 2022-8-6 – Tracy Erickson announced that he would be walking the sidewalks with other Edwards Metro District members on Tuesday, August 16.
 - Board Director Miller – Trails and Open Space – Informational Item 2022-8-7 – Director Miller announced that officials from Eagle County Open Space and the Colorado Department of Wildlife will be attending the September Board Meeting to discuss the possibility of seasonal trail closures to protect wildlife.
 - Board Director Leingang – AS&G's Lawn Care and Xeriscaping Changes – Informational Item 2022-8-8 – Director Leingang is working with David McWilliams and Todd Oppenheimer on making adjustments to the AS&G's to address water use and turf requirements.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-8-9
 - Declarations Change Legal – Adding Short Term Rental Restrictions – Informational Item 2022-8-10
10. Adjourn – 11:27am
11. Reconvene Meeting
- After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director McNamara, it was RESOLVED that the meeting reconvene.

- After discussion and amendment, and upon motion duly made by Director Fellman and seconded by Director McNamara, it was RESOLVED that future Board and DRC meetings shall be held in person only.

12. Adjourn – 11:42am