

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
October 14, 2022

ATTENDANCE:

Present Were Board Directors:

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

Also Signed In:

Tracy Erickson	Jillian Labbe	Greg Fedeczko
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1. Call to order – 10:00am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
3. Member Input
 - None
4. New Business
 - The HIVE PUD – County Referral Request – Informational Item 2022-10-1 – Tracy Erickson announced that he submitted a letter to the County and will place all information as we get it on the HOA website. Director Kerwin also noted that the South 40 HOA also submitted a letter to the County as well as its community members.
5. Matters Pending
 - Eagle County Open Space – Trail Closure Discussion – Informational Item 2022-10-2 – Board members continued discussion on the possibility of closures of portions of the Eagle County Owned Homestead 'L' Open Space. The Board would like more specifics on data, maps of proposed closure areas, and do not like the short notification to community members. Tracy Erickson noted that the HOA does not really have a say, as it is an Eagle County decision, however the HOA will not be funding the closures or enforcing any closures but will help to spread the word if Eagle County decides to close portions of the trails.
6. Approval of Minutes
 - September 9, 2022, Meeting Minutes - Action Item 2022-10-1 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Miller, it was RESOLVED that the September minutes be, and hereby are APPROVED as presented.
7. Financial
 - Approve Financials – August 2022 - Action Item 2022-10-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from August 2022 be, and hereby are APPROVED as presented.
8. Director and Programs Reports
 - Director's Report – Informational Item 2022-10-3 – Tracy Erickson noted that the November meeting will be the 2023 budget meeting. Director McNamara discussed staff wages and the red barn in lower Homestead.
 - Board Director Kerwin – Sidewalks – Informational Item 2022-10-4 – Director Kerwin is working with Edwards Metro District and Eagle County on funding to maintain sidewalks. There are a couple areas of concern with wide gaps. Director Kerwin sent photos to ECO

Trails to work on a repair schedule and confirm responsibility for the trail maintenance. She also asked that staff reach out to legal counsel on the ability to remove easements on our property.

- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2022-10-5 – Director Miller is still in communications with ERFPD regarding plans for fire mitigation, and still waiting on soils testing for erosion study. She will provide an update on this topic at the November board meeting.
- Board Director Leingang – AS&G’s Lawn Care and Xeriscaping Changes – Informational Item 2022-10-6 – Director Leingang is working with David McWilliams and Todd Oppenheimer and the Water Authority, on making adjustments to the AS&G’s to address water use and turf requirements. This project will be finalized in 2023.

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

- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-10-7
- Legal – Eagle County – Maintenance of Trail Easements – Informational Item 2022-10-8

10. Adjourn – 10:34am