

Homestead Owners Association will be holding its annual meeting and election on February 20, 2023, it is scheduled to be held in person at the Homestead Court Club. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2023 budget are posted on the Association website.

Here at Homestead we look at 2023 as an opportunity to recover from the pandemic of 2020-22 and to accomplish new and exciting things by taking what we have learned in the past to create a continually improving future. Last year was a busy and trying one in many respects, for both the Board and the community. The items that were consistently discussed at the 2022 Board meetings were: The 2020-22 COVID-19 pandemic and getting back to in-person HOA meetings, short term rentals, wildfire mitigation and the Eagle County Open Space area wildlife winter 2023 trails closure.

The following segments outline the HOA thoughts on the 2023 budget and dues levels, information from the Nominating Committee Chair regarding the Board election, Wildfire mitigation introduction and Eagle County Open Space discussion for the upcoming closure. If you have any questions please call Tracy Erickson at 970-926-1067 or attend the upcoming Board meeting on February 10, at 9:00am.

The full pro forma operating budget for 2023 and a CPA reviewed financial statement (when complete) is available online and the Association office. Copies will be sent at Association expense, by first class mail to be delivered within five days of receipt of request. Call 970-926-1067.

Budget and Dues Level 2023

Homestead Owners Association prepares its annual revenue and expense budget within the directives of its own governing documents and budgeting policies and procedures. For 2023, the Board of Directors approved the budget with no increase to the Homeowners assessment, keeping the dues the same for the tenth year in a row. This was a difficult task due to the great financial impacts created by the pandemic and inflation. The budget for 2023 meets the funding obligation of the 2020 reserve study update.

Nominating Committee—Board Candidates

There are two open positions on the Board of Directors up for election at the 2023 general meeting and there are three applicants. Bill McNamara is rerunning this year as a incumbent with Greg Sands and John Stearns also running. The nominating committee chair asked the three candidates to submit short bio's for the newsletter. They are listed below.

Bill McNamara— I have lived in Homestead for 26 years and have watched many changes during that time. I have also served on the Homestead Board for the past two terms. I worked as the Manager of Centennial Condominiums for 32 years and have now been retired for the past two years. I also own a condominium in Eagle Vail of which I have been on that board for the past 15 years. I bring a lot of experience from the field of property management and from serving on two boards. I am also a tennis player and an avid hiker. Like many residents I am very concerned about our hiking trails and our access to them year round. Unfortunately our valley continues to grow and many more changes will happen which will also affect our current lifestyle. I hope to be a good voice for our community with whatever is brought forward to deal with.

Greg Sands— I have lived in Homestead since 1998. My wife Jackie and I raised two daughters here and are recently empty nesters. I have had a career in construction management my entire adult life that complements any position on a DRC. My experience has covered many sectors of construction from luxury home building, to local enclave developments in areas like Arrowhead, to commercial projects like the Vail Mountain School and The Vail Health Campus. I am currently a Senior Project Manager for a Construction Management/Owners Rep Firm, Cumming Management Group, an international company with Colorado offices in Denver and Avon. Formerly a Homestead board member, around 10-12 years ago, I enjoyed my time on the board. It was very rewarding being more involved in our community. Now that our family is a bit older and the kids are on their own, I have more time to give back to the community and welcome the opportunity to serve on the Homestead Board and DRC.

John Stearns— I've owned homes in Homestead since 2002. I hold an MA (American Lit) and an MBA. After Army service I became an executive at AAA. I moved on to executive/CEO positions with the world's first digital route guidance mapping company (what's in your car and on your phone) on-line learning, EV R&D, and others. Presently I provide leadership consulting services to privately-held companies. I was president of an HOA in Miami for 3 years. My interests serving on the Homestead board touch three areas. I support proactive, intentional ways to gather feedback from members of our community. I'll advocate for board meetings at times convenient to working families. I'll strive to insure the HOA's financial and physical assets are protected and well-maintained and able to deliver on the promise of first-class services and facilities as part of the "value proposition" of Homestead.

Eagle County Homestead "L" Open Space Winter 2023 Closure Area Education

We are fortunate to share our mountain home with a variety of wildlife. Sharing these landscapes with wildlife requires each of us to take some ownership, responsibility, and make sacrifices to care for the land and ensure the health of local herds. Wintering wildlife, especially deer and elk, do not have the luxury to make choices when and where to eat, rest, or find areas of respite. They spend the winter and early spring in survival mode, where every calorie counts and may mean the difference between life and death. Seasonal limitations and area closures are just one way we can positively affect wildlife. Making a conscious choice to stay away from areas known to be critical for wildlife gives our local animals the best chance of survival, and gives our community the best chance to keep them around for generations to come. Eagle County and CPW representatives will be present to educate the community on the area closures and health of our local herd.

Proposed Wildfire Mitigation on Homestead Open Space

Eagle Valley Wildland Fire will be presenting plans to mitigate fire danger in the HOA open space. The project plans on reducing wildfire risk to critical infrastructure, egress of Homestead, and homes within the Homestead Community. Mitigation will also improve habitat for wildlife, create areas of tactical advantage for the fire fighters in a wildfire event and reduce risk to neighboring communities. The proposed project area is within the Homestead community area HOA owned open space lands to the east of the neighborhood.

**HOMESTEAD OWNERS ASSOCIATION INC.
GENERAL MEMBERSHIP MEETING
FEBRUARY 20, 2023
7PM**

Notice is hereby given that a general meeting and election of the Homestead Owners Association will be held at the Homestead Court Club located at 400 Homestead Drive on Monday, February 20, 2023 beginning at 7:00PM. The meeting will be held for the following agenda, election of Directors, and other matters that may come before the Board.

- I Roll Call
- II Proof of Notice or Waiver of Notice
- III Consideration of Minutes from 2022 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
Membership Annual Education – HOA Attorney
- VII New Business
Community Wildfire Protection Plan 2023 – Eagle Valley Wildland Fire
Eagle County Open Space, CPW – Homestead L Wildlife Seasonal Closure 2023-24
- VIII Adjournment

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**PROXY FOR GENERAL MEMBERSHIP MEETING
HOMESTEAD OWNERS ASSOCIATION
February 20, 2023—7PM**

The undersigned, being a recorded owner of property at the Homestead, Eagle County, Colorado, does hereby constitute and appoint _____ to act as their proxy, with full power of substitution, to vote for the undersigned at the General Membership Meeting to be held on Monday, February 20, 2023 at 7PM, hereby granting the person mentioned above full power and authority to vote as they might desire for the Directors election, or in the event the undersigned has given written instructions below, then such person shall instead carry out the instructions. For a list of candidates, check the back side of this form or visit HCCHOA.com. Written instructions of the undersigned to my proxy are as follows: _____

In the alternative, I hereby instruct my proxy to vote for the following candidates:

1. _____ 2. _____

If no candidate or written instructions are indicated above this proxy shall be general proxy.

Witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Signature: _____
Name: _____
Street Address: _____
Member # _____

Recorded owner of Unit # _____, _____ (Association), OR

Lot # _____, Block # _____, Filing # _____, The Homestead

This form must be completely filled out and signed by the RECORDED owner. This proxy will be considered void if illegible, incomplete, owner name does not match our records, or owner account is past due. For 2023, Homestead will distribute all mailed or emailed in proxies to the Board Nominating Committee Chair to be used for quorum only. Please feel free to send in your proxies for quorum. Thank you.