

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
January 13, 2023

ATTENDANCE:

Present Were Board Directors:

Cealy Fellman	Bill McNamara	Kris Miller
Norm Green		

Also Signed In:

Tracy Erickson	Kim Baugh	Greg Fedeczko
Greg Sands	Hugh Fairfield-Smith	Karl Bauer
Glen Palmer		

1. Call to order – 9:30am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
3. Member Input
 - An owner brought up a question regarding water rates and what the Board and HOA is doing to help owners with escalating rates. The Board discussed and said that the DRC is working on adjusting landscaping requirements to encourage xeriscaping moving forward.
 - Following up from the discussion last month regarding the Edwards Post Office, Amy Kramer Phillips from the Town of Avon recommended the Board encourage the community members to draft a letter to Joe Neguse to discuss the state of the post office.
 - Another owner emailed in to ask about watering grass and what owners can do to reduce water usage. The Board said they would like to see the Water District come out to visit properties and give specific recommendations on individual properties. He also asked that Homestead consider requiring dog owners to at least carry a leash with them on Homestead Open Space Areas, as well requested signage on the Homestead Open Space Areas. The Board agreed to look into signage, and will be working with Eagle County Animal Control on the leash carrying in open space areas.
4. New Business
 - Eagle Valley Wildland – Fire Mitigation – Informational Item 2023-1-1 – ERFPD Chief Karl Bauer and Hugh Fairfield-Smith from Eagle Valley Wildland presented information regarding the possibility of fire mitigation in some of Homestead Open Space Areas. The Board and community members had many questions about the timing, specific locations, amount of disturbance, funding, and who would do the work. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Miller it was RESOLVED that the HOA APPROVE Eagle Valley Wildland to pursue bids for mitigation, subject to further approval by the board before any actions are taken. This item will be on the agenda for the General HOA Meeting on February 20, 2023.
5. Matters Pending
 - Nominating Committee – 2023 General Meeting and Election, Set Agenda – Action Item 2023-1-1 – Nominating Committee Chair Kris Miller announced that there will be two board positions up for election, and there are three interested candidates: Bill McNamara (current board member), Greg Sands (former board member) and John Stearns. After discussion and upon a motion made by Director Miller and seconded by Director McNamara, it was RESOLVED that the Agenda for the 2023 General Meeting be, and hereby is APPROVED, as presented.

- Eagle County Open Space – Trail Closure Discussion – Informational Item 2023-1-2 – Representatives from ECOS and EVLT plan to attend the General meeting to explain their plans for closure areas on the Eagle County owned Homestead 'L' Open Space for the 2023-2024 winter season and discuss if Homestead will participate with any additional closures in the Homestead Open Space.
 - The HIVE PUD – County Referral Request – Informational Item 2022-1-3 – The Board announced that the County is still reviewing referral letter comments.
6. Approval of Minutes
- December 9, 2022, Meeting Minutes - Action Item 2023-1-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Miller, it was RESOLVED that the December minutes be, and hereby are APPROVED as presented.
7. Financial
- Approve Financials – November 2022 - Action Item 2023-1-3 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Miller, it was RESOLVED that the financials from November 2022 be, and hereby are APPROVED as presented.
8. Director and Programs Reports
- Director's Report – Informational Item 2023-1-4
 - Board Director Kerwin – Sidewalks, Edwards Metro Update – Informational Item 2023-1-5
 - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-1-6
 - Board Director Leingang – AS&G's Lawn Care and Xeriscaping Changes – Informational Item 2023-1-7
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Miller, it was RESOLVED to go into Executive session to discuss personnel issues.
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10. Resume Meeting
- After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Miller, it was RESOLVED to exit Executive session and resume the regular meeting.
 - The Board and the Nominating Committee Chair, Director Miller, had discussion on the interested candidates. The Board and Nominating Committee Chair felt that Bill's connection to the tennis community and Greg's DRC experience would be beneficial to the community. The Board also felt meeting attendance prior to the election was a important sign of a commitment to serve on the Board. It was unanimously agreed that Bill McNamara and Greg Sands be the two candidates recommended to serve on the Board of Directors by the Nominating Committee Chair and the Board, at the General meeting.
11. Adjourn – 10:54am