

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
May 12, 2023

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Cealy Fellman	Joanna Kerwin
Bill McNamara	Kris Miller	Greg Sands

Also Signed In:

Tracy Erickson	Kim Baugh	Mike Trueblood
Kim Anderson	Jenifer Burger	Jennifer Jewett
Heidi Jobson	Patricia McNamara	Linn Brooks
Greg Fedeczko	Kristen Tang	

1. Call to order – 9:11am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2023-5-1
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
3. Member Input
 - Mike Trueblood was present to propose action on management of speeding around the neighborhood. He requested a second radar trailer, speed bumps or tables and additional enforcement. He also asked about year-to-date capital expenditures, questions about financials on the website, making HOA meetings more accessible and financial transparency. The Board noted that they will look into the possibility of what financial information can be posted publicly and what would need to be posted through an owner portal, which we currently don't have because we rarely get the request. They stressed that any owner is welcome to request financial information and Tracy Erickson will provide it to them. The Board also stated that they have discussed the possibility of moving meeting dates, times and considered zoom meetings multiple times, but the Board has voted to keep meetings in person only for the time being. The Board referred the speeding questions to the Sheriff who was present.
 - Sergeant Iacovetto With the Eagle County Sheriff's office, was present to help answer questions on traffic and speeding in the neighborhood. He mentioned that they will have additional resources available for patrols in the area over the summer months as they will be moving School Resource Officers to the area. The Sheriff also stated they rarely see speeding over 10 miles over the limit in Homestead. Tracy Erickson stated that it would be nice if we had a neighborhood resource officer to communicate with regularly.
 - Jen Jewett was present, speaking on behalf of some members of the tennis community, regarding the condition of the courts and concerns over maintenance. Tracy Erickson addressed the concerns he could and gave information on the timeline for maintenance and repairs, noting that some of the issues are warranty issues that we are waiting to get scheduled by the company who resurfaced the outdoor courts. He also asked if the group has any issues to email him and Kim, in addition to Eric.
 - Linn Brooks was present to introduce herself and explain why she is running for the open Northern District Seat on the Holy Cross Energy Board.
4. New Business
 - Eagle River Fire Protection District – Wildfire Mitigation Areas – Informational Item 2023-5-2 – Hugh Fairfield Smith with Eagle Valley Wildland was present to formally request to treat 24 acres of Homestead Open Space on behalf of the Arrowhead Metro District to create a fuel break. Access would be through Arrowhead and the project would be paid

for by the Arrowhead Metro District. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the mitigation plans be, and hereby are APPROVED as presented. The approximate starting date will be July 15 and the District will not close access to any of the open space for Homestead Owners.

- Montessori School Landscape Plans (Tenant Change) – Action Item 2023-5-1 – Kristin Tang was present to request approval for changes to the landscaping/playground at the Montessori school. They are planning to improve ground cover with woodchips, crushed granite, and a small area of artificial turf, move garden boxes, add a sunshade, low profile bridge and willow teepee or dome. After discussion and amendment, and upon motion made by Director Miller and seconded by Director Allen, it was RESOLVED that the landscape plans be, and hereby are APPROVED as presented.

5. Matters Pending

- Eagle County Open Space – Trail Closure Discussion – Informational Item 2023-5-3 – Representatives from Eagle County Open Space are planning to attend the June 9, 2023 Homestead Board Meeting. More information can be found online at eaglecounty.us/openspace/openspaceprojects.
- The HIVE PUD – County Referral Request – Informational Item 2023-5-4 – There have been no updates since the March meeting, but Tracy Erickson is keeping an eye out for updates and will present any changes at the next meeting.

6. Approval of Minutes

- April 14, 2023, Meeting Minutes - Action Item 2023-5-2 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the April minutes be, and hereby are APPROVED as presented. Director Kerwin abstained.

7. Financial

- Approve Financials – March 2023 - Action Item 2023-5-3 - After discussion and amendment, and upon motion made by Director Sands and seconded by Director Allen, it was RESOLVED that the financials from March 2023 be, and hereby are APPROVED as presented.

8. Director and Programs Reports

- Director's Report – STR Regulations, General Meeting Comment Answers, Pickleball Repairs and Improvements, AS&G's Lawn Care and Xeriscaping Changes Informational Item 2023-5-5 – Tracy Erickson discussed these items noting that he is considering a sport court surface with a 15-year warranty on the pickleball and Basketball court, that would be an upgrade and require less maintenance than the current court. The Board had questions on color, noise level and location. After discussion and amendment, and upon motion made by Director Kerwin and seconded by Director Allen, it was RESOLVED that the sport court surface be, and hereby is APPROVED as presented. Regarding the General Meeting date, Tracy noted that our attorney has written the bylaw change to allow the Board to set the General Meeting date to any date in February each year. The Board will vote on this item at the June Board meeting and notice will be given in the newsletter. Lastly, Tracy mentioned that Eagle County is currently conducting a survey on licensing Short Term Rentals in Eagle County. The Board asked that we share the link to the survey on Homestead's website and include it with the June newsletter.
- Board Director Kerwin – Sidewalks, Edwards Metro Update – Informational Item 2023-5-6 – Director Kerwin gave an update on this item mentioning that she attended the RTA meeting to request consistency throughout the valley with bus stops, shelters and crosswalks. She also noted that Edwards Metro District is moving forward with the lighting project and Edwards Metro is hiring an engineering firm and Owners Representative for the sidewalk work.

- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-5-7
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - None
 10. Adjourn – 10:59am