

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

June 9, 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

1. Call to order – 9:30am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2023-6-1
2. Approval of Minutes
  - May 12, 2023, Meeting Minutes - Action Item 2023-6-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the May minutes be, and hereby are APPROVED as presented.
3. Financial
  - Approve Financials – April 2023 - Action Item 2023-6-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from April 2023 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
5. Member Input
  - Tracy Erickson gave an update on plans to have the pickleball court resurfaced and the tennis courts repaired for tree root damage and bubbling. Homestead’s attorney is looking over the contract for the pickleball court and then we will get it scheduled asap. Tracy is also working with our attorney to get the tennis courts repaired under our warranty.
6. New Business
  - Homestead Bylaws Change – Annual Meeting Date – Action Item 2023-6-3 – Homestead’s attorney drafted an amendment to our bylaws to allow the Board of Directors to set any date and time in the month of February to host the annual meeting. The Board will discuss dates at the December 2023 meeting and announce the date and time in the January 2024 newsletter. After discussion and amendment, and upon motion made by Director Sands and seconded by Director Kerwin, it was RESOLVED that the amendment be, and hereby is APPROVED as presented.
7. Matters Pending
  - Eagle County Open Space – Trail Closure Discussion – Informational Item 2023-6-2 – Marcia Gilles, Director of Eagle County Open Space attended the meeting to give an update on the upcoming seasonal closure, as well as discuss upcoming weed treatment, maintenance on trails, upcoming survey of the ‘L’ Open Space and work on trail improvements with the VVMTA. The Board stressed the importance of communication with our homeowners prior to any work or improvements, and Director Miller requested they do not use netting when reseeding areas. More information can be found online at [eaglecounty.us/openspace/openspaceprojects](http://eaglecounty.us/openspace/openspaceprojects).
  - The HIVE PUD – County Referral Request – Informational Item 2023-6-3 – 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.

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 2023-6-4 – Tracy Erickson discussed watering and our requirements and the possibility of creating a sustainability landscape committee for the neighborhood.
- Board Director Kerwin – Sidewalks, Edwards Metro Update – Informational Item 2023-6-5
- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-6-6

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

- Legal – Bylaws, Open Space Closure, Financial Posting, Xeriscaping Policy Start, Fire District License – Informational Item 2023-6-7

10. Adjourn – 10:54am