

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
July 14, 2023

ATTENDANCE:

Present Were Board Directors:

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

Also Signed In:

Tracy Erickson	Kim Baugh	Joe Bartner
Greg Fedeczko		

1. Call to order – 9:30am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2023-7-1
2. Approval of Minutes
 - June 9, 2023, Meeting Minutes - Action Item 2023-7-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented. Director Green abstained.
3. Financial
 - Approve Financials – May 2023 - Action Item 2023-7-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Kerwin, it was RESOLVED that the financials from May 2023 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - Wright – 75 Freemont Road – Building Setback – Informational Item 2023-7-2 – Tracy Erickson informed the Board that the Wrights are seeking a building envelope amendment with Eagle County.
5. Member Input
 - Tracy Erickson welcomed new community member Joe Bartner to the neighborhood.
6. New Business
 - None
7. Matters Pending
 - Eagle County Open Space and CPW – Trail Closure Discussion – Informational Item 2023-7-3 – Tracy Erickson gave an update on the weed treatments in the Open Space that started this week. He also noted that he is working with our attorney and Layton Stutsman on creating a wildlife policy.
 - The HIVE PUD – County Referral Request – Informational Item 2023-7-4 – The HIVE has withdrawn their PUD with Eagle County.
8. Director and Programs Reports
 - Director’s Report – STR Regulations, Pickleball Repairs and Improvements, AS&G’s Lawn Care and Xeriscaping Changes, Reserve Items – Informational Item 2023-7-5 – Tracy Erickson gave an update on the new sport court surface to be installed in 4-5 weeks. The project is expected to take about 10 days to complete.

- Board Director Kerwin – Sidewalks, Edwards Metro Update – Informational Item 2023-7-6 – Director Kerwin mentioned that Edwards Metro District is moving forward with surveying the sidewalks. She also mentioned that the state is creating a Metro District and HOA task force. Tracy submitted an application to be a member of the Metro District task force?
- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-7-7 – Director Miller discussed the ECOS weed treatments.

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

- Legal – Bylaws, Open Space Closure – Informational Item 2023-7-8

10. Adjourn – 9:54am