

HOMESTEAD OWNERS ASSOCIATION INC.
General Membership Meeting 2024 Budget and Dues Level Ratification
Board Meeting
November 10, 2023

ATTENDANCE: Present Were Board Directors:

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

Also Signed In:

Tracy Erickson	Kim Baugh	Greg Fedeczko
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1. Call to order – 9:37am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2023-11-1
2. Approval of Minutes
 - October 13, 2023 – Meeting Minutes - Action Item 2023-11-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the October minutes be, and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – September 2023 - Action Item 2023-11-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from September 2023 be, and hereby are APPROVED as presented.
 - 2024 Budget and Dues Level – Budget Approval/Ratification – Action Item 2023-11-3 – This general ownership meeting is called to review and approve the Budget for 2024. It was noticed in accordance with Colorado Law. All owners were noticed by mail with the newsletter and the budget was posted online not closer than 10 days before this meeting or further out than 30 days before. At this meeting, unless a majority of all the Owners veto the proposed budget, the proposed budget becomes the budget of the association. The Board discussed an email that was received regarding the budget, as well as questions and suggestions from owners in attendance regarding the reserve study, differentiating the operating and reserve amounts on separate line items on statements, looking into other revenue sources, considering inflation and cost of living moving forward, and notifying owners that dues are likely to continue to increase annually moving forward. After discussion and upon a motion made by Director Miller and seconded by Director McNamara, it was RESOLVED that the Budget for 2024 and the corresponding dues level for Homeowners of \$115 per month be, and hereby is APPROVED. The approved budget is available on our website.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - An owner was present to thank the Board for their hard work and dedication for Homestead.
 - Another owner was present to ask for an update on fire mitigation and management, and asked questions regarding the secondary emergency exit access. They requested that Homestead invite Eagle Valley Wildland to the annual meeting to bring more awareness and education to our residents on this topic.

6. New Business
 - None
7. Matters Pending
 - Eagle County Open Space and CPW – Trail Closure Discussion – Informational Item 2023-11-2 – Representatives from Eagle County Open Space and Colorado Parks and Wildlife were present to answer any questions on the seasonal closure of a portion of the Homestead L Open Space area from December 1, 2023 through April 15, 2024. They have been focusing on education, engineering and enforcement over the past year to prepare for the closure. Homestead has posted links with more information including the closure area map on the HOA website.
 - Eagle County Maintenance of Trail Easements, Current Work – Informational Item 2023-11-3
 - Eagle River Water and Sanitation District – New Billing and Rate Structure – Informational Item 2023-11-4 – Representatives from ERWSD attended the meeting to explain the new billing and rate structure and answer any questions. They explained the costs of water are rising, the need for conservation, the need for updates to infrastructure, and the plan to create a more equitable rate structure for all members of the district and finally answered questions.
8. Director and Programs Reports
 - Director’s Report – Reserve Items – Informational Item 2023-11-5
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2023-11-6 – Director Kerwin announced that Mtn. Rec is planning on a temporary mill levy reduction, she is also attending the RTA meetings and encourages all community members to attend. Director Allen announced that the Library district is also planning a temporary mill levy reduction.
 - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-11-7
9. Adjourn to Executive Session – 11:05am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal/Document – Discussion on Duplex Party Wall Agreements – Informational Item 2023-11-8
11. Re-convene Meeting
12. Adjourn – 11:40am