

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
December 8, 2023

**ATTENDANCE:** Present Were Board Directors:  
Erin Allen                      Cealy Fellman                      Norm Green  
Joanna Kerwin                      Kris Miller                      Greg Sands

Also Signed In:  
Tracy Erickson                      Kim Baugh                      Greg Fedeczko

1. Call to order – 9:03am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2023-12-1
2. Approval of Minutes
  - November 10, 2023 – Meeting Minutes - Action Item 2023-12-1 - After discussion and amendment, and upon motion made by Director Sands and seconded by Director Miller, it was RESOLVED that the November minutes be, and hereby are APPROVED as presented. Director Green abstained.
3. Financial
  - Approve Financials – October 2023 - Action Item 2023-12-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Sands, it was RESOLVED that the financials from October 2023 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
5. Member Input
  - An owner was present to thank the staff for their hard work on the holiday party.
6. New Business
  - Documents/DRC Application – Discussion on Duplex Party Wall Agreements – Action Item 2023-12-3 – The Board discussed whether the DRC should consider party wall agreements when approving duplex projects. Tracy Erickson reached out to our attorney to ask for advice and the attorney advised against getting involved in party wall agreements. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the DRC shall not require consideration of party wall agreements and will add language to all future DRC approvals stating that “this approval relates solely to the Homestead Covenants and does not constitute approval for any Eagle County requirements or individual party wall requirements. Those must be obtained by the owner outside of the Homestead process.”
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  - Nominating Committee – 2024 General Meeting and Election – Informational Item 2023-12-2 – Nominating Committee Chair, Kris Miller, announced that there will be two board positions up for election, and there are two interested candidates so far: Norm Green (current board member) and Joanna Kerwin (current board member). Staff will continue to announce the openings in the newsletter and direct interested parties to attend the January Board Meeting or email Tracy Erickson.
7. Matters Pending

- Eagle County Open Space and CPW – Trail Closure Discussion – Informational Item 2023-12-3 – Tracy Erickson announced that the trail closure began on 12/1/23 and will run through 4/15/24.
  - Eagle County Maintenance of Trail Easements, Current Work – Informational Item 2023-12-4 – This item will be tabled until the spring.
8. Director and Programs Reports
- Director’s Report – Reserve Items – Informational Item 2023-12-5
  - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2023-12-6 – Director Kerwin announced that the sidewalk project is moving along nicely.
  - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2023-12-7
9. Adjourn to Executive Session – 9:33am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Personnel
11. Re-convene Meeting
12. Adjourn