

Homestead Owners Association will be holding its annual meeting and election on February 13, 2024 at 6:00PM. It is scheduled to be held in person at the Homestead Court Club. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2024 budget are posted on the Association website.

Here at Homestead we look at 2024 as an opportunity to accomplish new and exciting things by taking what we have learned in the past to create a continually improving future. Last year was a busy and trying one in many respects, for both the Board and the community. The items that were consistently discussed at the 2023 Board meetings were: the increasing water rates and conservation from Eagle River Water and Sanitation; Edwards Metro District and sidewalks; REALFire wildfire mitigation; and the Eagle County Open Space area wildlife winter 2023/24 trails closure.

The following segments outline the HOA thoughts on the 2024 budget and dues levels, information from the Nominating Committee Chair regarding the Board election, Eagle County Open Space feedback form, and REALFire residential mitigation. If you have any questions please call Tracy Erickson at 970-926-1067 or attend the upcoming Board meeting on February 9th, at 9:00am.

The full pro forma operating budget for 2024 and a CPA reviewed financial statement (when complete) are available by request and at the Association office. Copies will be sent at Association expense, by first class mail to be delivered within five days of receipt of request. Call 970-926-1067.

Budget and Dues Level 2024

Homestead Owners Association prepares its annual revenue and expense budget within the directives of its own governing documents and budgeting policies and procedures. For 2024, the Board of Directors approved the budget with a \$10 per month dues increase to the Homeowner's reserve assessment, raising the dues for the first time in eleven years. This was required by an increase needed in reserves funding due to inflation and rising costs. The budget for 2024 meets the funding obligation of the 2024 reserve study update.

Nominating Committee—Board Candidates

There are two open positions on the Board of Directors up for election at the 2024 general meeting and there are two applicants. Joanna Kerwin and Norm Green are rerunning this year as incumbents. The nominating committee chair asked the two candidates to submit short bio's for the newsletter. They are listed below.

Norm Green— I served Homestead on the Board for 15 years while I was a part-time resident commuting from Florida for each meeting. Now that I am here full time I would like to continue to serve. During my last tenure we tackled many problems, i.e. the unauthorized road off Russell trail into the open space, among others. We also successfully dealt with open space issues, creating Park Declark, the integration of Heritage Park, etc. My years as a practicing attorney have given me a background that has assisted the board, albeit in an unofficial capacity.

If reelected my goals will be to:

1. Maintain property values and preserve open space.
2. Plan staged capital improvements where necessary.
3. Maintain and improve our physical plant and outdoor facilities, common areas and parks by using capital reserves as permitted.

4. Continue to identify Homestead as 'the' place for families to own and reside in the valley.

5. Further our work as a cohesive progressive Board.

Joanna Kerwin— Joanna has been an integral part of Eagle County for over 20 years and has called Homestead home for 14 years. Holding a BA in Accounting from Texas A&M, her diverse career spans roles as a retail business owner, a Regional Territory Sales Manager covering 11 states, a real estate broker, and a Licensed Series 6 and 77 Wealth Management Private Banker. After dedicating 9 years to the banking industry, Joanna decided to pursue her passion and return to the real estate sector. Together with her business partner, friend, and neighbor, Teri Lester, they form the Vail Valley Team with Engel & Volkers.

Actively contributing to the community is a top priority for Joanna. In recognition of her efforts, she was honored as the 2020 Vail Valley Volunteer of the Year by the Vail Valley Foundation. Joanna currently serves on various boards, including the Homestead Owners Association Board, Homestead Valley HOA Board, the Edwards Metro District Board, and the Mountain Recreation District Board. She expresses gratitude for the dedication and hard work of the current board members and looks forward to the opportunity to continue serving on the Homestead Owners Association Board.

Eagle County Homestead "L" Open Space Feedback Form

Eagle County Open Space's website now hosts a Feedback Form to collect comments, concerns, and feedback from the community. The form is an easy way for anyone to alert Open Space staff to issues like trail damage, fallen trees, use conflicts, or trash. Any emergencies on open space or law

enforcement concerns should still be communicated to Eagle County Dispatch at 970-479-2201 or call 911. Of course, you can also use the form to let us know about "good things" like how many elk you saw or how good the fishing was!

If you live in Homestead you might use County owned open spaces, such as Homestead L, Miller Ranch, and the Eagle River Preserve. The form allows you to select the open space you'd like to comment on and select if you would like a response from Open Space staff. You are still welcome to call staff directly at 970-328-8698, but the form will allow us to better track maintenance requests and public comments.

Wildfire Preparations and REALFire

Representatives from Eagle County Wildfire will be present at the General Meeting to give a presentation and answer questions on REALFire, with an evacuation talk about personal preparedness, community level planning, notifications, traffic impacts outside of the evacuation area, etc. REALFire is a voluntary wildfire mitigation program that offers in-depth property assessments conducted by experienced local fire professionals. The program helps homeowners identify actions they can take to measurably reduce wildfire hazards on their property. Eagle County Wildfire gives risk assessments of Homestead properties and presents mitigation plans for no charge. Much more information and links to all the websites and documents may be found on Eagle County and Homestead's website

**HOMESTEAD OWNERS ASSOCIATION INC.
GENERAL MEMBERSHIP MEETING
FEBRUARY 13, 2024
6PM**

Notice is hereby given that a general meeting and election of the Homestead Owners Association will be held at the Homestead Court Club located at 400 Homestead Drive on Tuesday, February 13, 2024 beginning at 6:00PM. The meeting will be held for the following agenda, election of Directors, and other matters that may come before the Board.

- I Roll Call
- II Proof of Notice or Waiver of Notice
- III Consideration of Minutes from 2023 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
Membership Annual Education – HOA Attorney
- VII New Business
Community Wildfire Protection Plan – REALFire Assessments - Eagle County
- VIII Adjournment

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**PROXY FOR GENERAL MEMBERSHIP MEETING
HOMESTEAD OWNERS ASSOCIATION
February 13, 2024—6PM**

The undersigned, being a recorded owner of property at the Homestead, Eagle County, Colorado, does hereby constitute and appoint _____ to act as their proxy, with full power of substitution, to vote for the undersigned at the General Membership Meeting to be held on Tuesday, February 13, 2024 at 6PM, hereby granting the person mentioned above full power and authority to vote as they might desire for the Directors election, or in the event the undersigned has given written instructions below, then such person shall instead carry out the instructions. For a list of candidates, check the back side of this form or visit HCCHOA.com. Written instructions of the undersigned to my proxy are as follows: _____

In the alternative, I hereby instruct my proxy to vote for the following candidates:

- 1. _____
- 2. _____

If no candidate or written instructions are indicated above this proxy shall be general quorum proxy.

Witness whereof, I have hereunto set my hand this _____ day of _____, 2024.

Signature: _____
Name: _____
Street Address: _____
Member # _____

Recorded owner of Unit # _____, _____ (Association), OR

Lot # _____, Block # _____, Filing # _____, The Homestead

This form must be completely filled out and signed by the RECORDED owner. This proxy will be considered void if illegible, incomplete, owner name does not match our records, or owner account is past due. For 2024, Homestead will distribute all mailed or emailed in proxies to the Board Nominating Committee Chair to be used for quorum only. Please feel free to send in your proxies for quorum. Thank you.