

# **HOMESTEAD OWNERS ASSOCIATION INC.**

## **MINUTES OF THE ANNUAL MEETING OF THE GENERAL MEMBERSHIP OF THE HOMESTEAD OWNERS ASSOCIATION, INC.**

**HELD: FEBRUARY 20, 2023**

The 40<sup>th</sup> annual meeting of the General Membership of the Homestead Owners Association was held at 7:00pm, February 20, at the Homestead Court Club, 400 Homestead Drive, Edwards, Colorado. Erin Allen, President of the Board, presided over the meeting. 148 Homeowners were present in person or by proxy.

### **ATTENDANCE:**

Present Were Directors:

Erin Allen  
Cealy Fellman  
Joanna Kerwin  
Alyson Leingang  
Bill McNamara  
Kris Miller

Also In Person or By Proxy:

Larry Agneberg  
Henry Aguilar  
Chad Allen  
Eric Applegate  
Carly Arnold  
Paul Backes  
Thomas Behr  
Paul Besancon III  
David Bishop  
Brian Blood  
Peter Blood  
Erin Boselli  
Norman Bowles  
Gordon Boyes  
Darren Brennan  
Rex Brown  
Craig Bruntz  
Eric Burgund  
Raymond Cheesman  
George Christman  
Leigh Compton  
Michael Connolley  
Joseph Cope  
Sarah Cowell  
Anni Davis  
Alisa Demartino  
Barbara Ann Dobrot

Ellen Eaton  
Timothy Ellis  
Steven Evans  
Robert Fait  
Zhang and Meng Family Trust  
David Faulkenberg  
Steve Fedeczko  
Lucille Fellman  
Steve Fellman  
Leslie Fishman  
Carrie Fleichman  
Richard Friesen  
Wenda Gantz  
Karen Gilbert  
Todd Goulding  
Terry Graham  
Jim Green  
Norman Green  
Brenda Gruber  
Michael Hasse  
Carla Hart  
Chris Heiden  
Rosalie Hill Isom  
David Jaffe  
Christopher Jarnot  
Brian Jones  
Alan Kantor  
Elisse Kelley  
Nancy Kerby  
Tommy King  
Joanna Kerwin  
Terry Kleisinger  
John Knauf  
Nicholas Koplos  
Julie Kresko  
Carol Krueger  
Mark Kruse  
David Lach  
Mary Faye Lafaver Trust  
Jennifer Law  
Ryan Leingang  
Hartley LeRoy  
Jay Livran  
Susi Livran  
H. Donovan LLP  
Krivchenia Family Ltd. Partnership  
Steven Macdonald  
Simon Marsh  
Dan McCarthy  
James McGalliard  
Marilyn McIlvaine  
William McNamara  
Sara McNeill Thurston

Kristin Miller  
Todd Milner  
Kurt Mulson  
David Nowakowski  
Dustin Nyhus  
Michael O'Connor  
Tony O'Brien  
Tom Olsen  
Tim Olson  
Todd Oppenheimer  
Lawrence Oswick  
Kelli Parish  
Joel Paula  
Anna Paulson  
Nancy Peller  
George Person  
Tope Properties LLC  
Richard Pylman  
John Redd  
Paul Redmond  
J3 Rentals LLC  
Donna Robinson  
Ruth Rosenberg  
Kent Rychel  
Johnathan Sar  
Lana Seiler  
Christine Sena  
Steven Shanley  
Paul Shay  
Julie Skarupa  
James Skidmore  
Clement Smith  
Grant Smith  
Carol Jean Smith  
Jay Spickelmier  
Richard Stamp  
John Stearns  
Jacqueline Stockwell  
Karen Taylor  
Tata Terrace  
Sonya Thayer  
Terrance Thurston  
Julie Ann Timparo  
153 Hummingbird Trail #A  
Michael Trueblood  
Tata Terrace Two LLC  
Todd Vermeer  
Bob Warner  
Marc Wentworth  
Glenn Wible  
Gary Wilberger  
Lowis Williams III  
Scott Wilson

## **PREVIOUS MINUTES**

Copies of the minutes of the 2022 Annual Meeting of the General Membership of the Homestead Owners Association, Inc. were made available to the general membership on the website prior to the 2023 meeting. The minutes of the annual meeting held on February 21, 2022 were approved.

## **OFFICERS REPORT**

Board President Erin Allen discussed the general state of the Association and Club. Mentioning that the club was able to recover from the pandemic and come out ahead better than ever. The Board met with the new Eagle County Open Space Director and started conversations regarding a planned wildlife closure for December 2023. There will be more information on this topic at Board meetings throughout the year. The recently formed DRC committee has been a wonderful addition of local professionals. The DRC saw three submittals for new construction as well as many for changes and additions in 2022. Eagle Valley Wildland came to a number of Board meetings regarding wildfire mitigation in our community. The Homestead USTA ladies earned another Mountain Region title. Homestead hosted the Vail Mountain School Girls Tennis Team, who made history this year with an undefeated season and regional championship. Outside memberships were down in 2020 but built back up in 2021 and jumped to a record number in 2022. The Clubs training and children's program revenues were up to record highs in 2022. Major reserve expenditures in 2022 included major repairs on our landscaping irrigation system, continued major repairs to the pool HVAC system, major repairs to all employee housing units due to faulty plumbing, major repairs and upgrades to the Association tractor and skid steer, new wifi systems, new computers, new file backup storage, new event equipment and decorations, and a switching equipment to a quieter electric and battery equipment. Expenditures scheduled for 2023 include: new rubber plated dumbbells in the weight room, new HIIT sled treadmill, spring inspection and repairs on tennis court resurface project, pool HVAC major repairs or replacement, trails improvements after fire mitigation and County required trail maintenance, new wood chip and sand surface in our parks, roof repairs, repair indoor tennis court ceiling, additional irrigation repairs, and employee housing unit repairs and upgrades.

## **TREASURERS REPORT**

The Board voted to keep dues at \$105 per month for the tenth year in a row. We currently have about \$1.8 million in cash in the reserve fund. The 2023 budget meets the 2020 reserve study required funding amount. The 2020 reserve study was used for the 2023 budget. The reserve study will be refreshed in 2023 to be used for the 2024 budget. The HOA has a strong reserve account cash balance of \$2,062,263 as of January 1, 2023. As of this meeting all funds are FDIC insured. Outside memberships are up to an all-time high of 223 memberships, and that non-resident membership dues were raised in 2023 for the first time in seven years. Personal training and kids camp incomes are at all-time highs for 2022. Over the past 17 years Homestead has chosen to have the financials more strictly reviewed as opposed to just compiled. Karen Nulle is our day-to-day accounting firm and has been doing it for over 33 years and McMahan and Associates do our end-of-year review and tax preparation. Homestead has a 0 based budget for 2023.

## **ELECTION OF NEW DIRECTORS**

Two board members' terms have expired, Bill McNamara and Alyson Leingang. Bill McNamara is re-running. Alyson Leingang decided against running this year. Director Allen thanked Director Leingang for her leadership and work to make the community the best it can be and thanked her for her efforts in creating a separate Design Review Committee. Candidates for the Director positions were Bill McNamara, Greg Sands and John Stearns. All candidates were given an opportunity to introduce themselves and explain why they would like to be on the Board. No candidates were nominated from the floor. Ballots were cast and counted with Bill McNamara and Greg Sands winning the Director positions.

## **MATTERS PENDING**

Homestead's attorney, TJ Voboril, presented annual owner education on the topic of HOA litigations and the importance of working together as a community. He provided information on the current legislature

and how they are taking steps to reign in HOAs in terms of collections and enforcement. He encouraged owners to reach out to the State senator and to avoid litigation at all costs by working through mediation. He also answered questions.

### **NEW BUSINESS**

New business included a presentation on the 2023 Community Wildfire Protection Plan from the Eagle River Fire Protection District and Eagle Vally Wildland. Representatives from ERFPD and Eagle Valley Wildland are seeking approval from the HOA to work on thinning fuels in the area with Arrowhead HOA funding the project. Owners had many questions including how much money it will cost, the timeline, how much are they planning to remove and what can owners do to protect their properties. The representatives answered the questions and provided education on local resources, how to stay informed in case of a wildfire and where the local emergency exit routes are.

### **OWNER QUESTIONS**

Owners had many questions and comments on the open space trail closure plans, insurance coverage, reserve study, speeding in the neighborhood, paddle tennis heaters, drainage at the top of Gold Dust, upcoming local area developments, and fire mitigation. The Board addressed these questions and comments individually.

### **ADJOURNMENT**

There being no additional business, the meeting was adjourned at approximately 8:45 p.m.