

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
February 9, 2024

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

Also Signed In:  
Tracy Erickson                      Kim Baugh                      Erin Jones  
Glen Palmer

1. Call to order – 9:02am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-2-1
2. Approval of Minutes
  - January 12, 2024 – Meeting Minutes - Action Item 2024-2-1 - After discussion and amendment, and upon motion made by Director Sands and seconded by Director Kerwin, it was RESOLVED that the January minutes be, and hereby are APPROVED as presented.
3. Financial
  - Approve Financials – December 2023 - Action Item 2024-2-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Sands, it was RESOLVED that the financials from December 2023 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
5. Member Input
  - A member requested that Homestead change the showerhead in the locker rooms to a low flow showerhead to conserve water. Another member requested that we investigate an online reservation system for the tennis courts.
6. New Business
  - Indoor Tennis Courts Ceiling Tiles – Moisture and Staining – Informational Item 2024-2-2 – An owner emailed the board with concerns about mold on the indoor court ceiling tiles. The Board discussed the condition of the indoor tennis courts ceiling tiles, history and maintenance of the ceiling in the indoor courts. The Board also discussed plans for future maintenance and repairs, noting that the roof is scheduled to be replaced in 2028. The Board is considering moving the roof replacement ahead of schedule and will begin the bidding process in 2024.
7. Matters Pending
  - Nominating Committee – 2024 General Meeting and Election – Informational Item 2024-2-3 – The Nominating Committee has two interested candidates for the two openings: Norm Green (current board member) and Joanna Kerwin (current board member).
8. Director and Programs Reports
  - Director's Report – Reserve Items – Informational Item 2024-2-4 – Tracy Erickson announced that he has gotten bids to install post tension concrete on the outdoor tennis courts.

- Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-2-5 – Director Kerwin announced that the sidewalk project is moving along nicely.
  - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-2-6
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Legal – Informational Item 2024-2-7
10. Adjourn – 10:54am