

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
April 12, 2024

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Norm Green (remote)	Joanna Kerwin
Bill McNamara	Kris Miller (remote)	Greg Sands

Also Signed In:

Tracy Erickson	Kim Baugh	Hugh Fairfield-Smith
Joe Bartner		

1. Call to order – 9:04am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-4-1
2. Approval of Minutes
 - March 8, 2024 – Meeting Minutes - Action Item 2024-4-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the March minutes be, and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – February 2024 - Action Item 2024-4-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Kerwin, it was RESOLVED that the financials from February 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - One member was present to discuss the HOA rules on turf/grass, questions about allowing HOA's to let their properties to go back to native, and lastly about use of weed killer.
6. New Business
 - Eagle County "L" Fire Mitigation – Eagle Valley Wildland & Eagle County – Informational Item 2024-4-2 – Hugh Fairfield-Smith from Eagle Valley Wildland was present seeking permission to treat up to 80 acres of HOA property in a designated area as discussed at the February Board meeting. They have created a site use agreement releasing all liability from Homestead. Eagle Valley Wildland and Eagle County Open Space are covering 100% of the cost of the mitigation, which is approximately \$92,000. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the site use agreement for mitigation be, and hereby are APPROVED as presented.
 - Elect Board Positions – Action Item 2024-4-3 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director McNamara, it was RESOLVED that Director Sands be, and hereby is appointed to be the Board President. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Sands, it was RESOLVED that Director Kerwin be, and hereby is appointed to be the Board Vice President, and Director Fellman be, and hereby is appointed to be the Board Treasurer. All remaining Board members will be Secretaries.
 - Appoint DRC members to the 2024 DRC – Action Item 2024-4-4 – After discussion and amendment, and upon motion made by Director Sands and seconded by Director Allen, it

was RESOLVED that the 2024 DRC be, and hereby is APPROVED as presented. DRC committee members are: Tali Fagenblat, Dylan Friday, David McWilliams, Greg Sands and Laura Nash Zwiebach.

- Nominating Committee – Action Item 2024-4-5 – After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Sands, it was RESOLVED that the 2025 nominating committee be, and hereby is APPROVED as presented. 2025 Nominating committee members are: Joanna Kerwin, Bill McNamara and Tracy Erickson.

7. Matters Pending

- None

8. Director and Programs Reports

- Director's Report – Reserve Items – Informational Item 2024-4-3 – Tracy Erickson announced that the tennis court project will be starting soon and is scheduled to be completed in August. He also discussed an emailed member input regarding speeding in the neighborhood. He requested a speed test and will be requesting increased patrols throughout the neighborhood.
- Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-4-4 – Director Kerwin announced that the sidewalk project is moving along nicely, and work is scheduled to begin in May. She noted that this is a 2.3 million dollar project being funded by Edwards Metro District, for less than one mile of sidewalk in lower Homestead.
- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-4-5

9. Executive Session: Contract and Legal Negotiations; Personnel Issues

- Legal – Informational Item 2024-4-6

10. Adjourn – 10:05am