

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
June 14, 2024

## ATTENDANCE:

Present Were Board Directors:

Erin Allen	Cealy Fellman	Joanna Kerwin
Kris Miller	Greg Sands	

Also Signed In:

Tracy Erickson	Kim Baugh	Gabe Shalley
Joe Bartner	Greg Fedeczko	

1. Call to order – 9:40am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-6-1
2. Approval of Minutes
  - April 12, 2024 – Meeting Minutes - Action Item 2024-6-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Sands, it was RESOLVED that the April minutes be, and hereby are APPROVED as presented.
3. Financial
  - Approve Financials – March and April 2024 - Action Item 2024-6-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Kerwin, it was RESOLVED that the financials from March and April 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 concerns about rumors spreading about trail closures and the wildfire mitigation in the Eagle County Owned Homestead 'L' Open Space. Another member asked questions about secondary emergency exit access and requested that we share that information as a reminder in our July newsletter. A member was present to discuss the sidewalk construction project in lower Homestead and how it is being managed. A member brought up concerns regarding children riding e-bikes on Homestead Open Space. Lastly, there was discussion on parking on Homestead streets and construction parking.
6. New Business
  - Montessori Lease – Informational Item 2024-6-2 – Kristin Tang was present to request some changes to the Montessori School lease, including addition of membership to the club for her three staff members. The Board stated it was time for a new lease for the space as the current one expired in 2021. The Board discussed this topic in executive session and will put it on the agenda for next month.
  - Split Rail Fence – US Hwy 6 to EVB Along Eco Trail – Informational Item 2024-6-3 – Tracy Erickson had a request to install a 3-rail split rail fence along the Eco Trail to encourage people and dogs to stay on the path and not go into the open space. Some board members had concerns on the effectiveness, as well as if others might want fencing on other open space areas. The board requested that Tracy get more info on the cost and also if the CPW would allow mesh/screening.
7. Matters Pending

- Eagle County "L" Fire Mitigation – Eagle Valley Wildland & Eagle County – Informational Item 2024-6-4 – Tracy Erickson announced that the wildfire mitigation is underway and the project is going as planned.
8. Director and Programs Reports
- Director's Report – Reserve Items – Informational Item 2024-6-5 – Tracy Erickson announced that the tennis court project is underway and is on schedule and staying within the budget. The project is scheduled to be completed in August.
  - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-6-6 – Director Kerwin announced that the sidewalk project is moving along nicely. She also mentioned that Edwards Metro District is sponsoring a free e-waste recycling event for Edwards residents.
  - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-6-7 – Director Miller discussed the ECOS maintenance agreement and her disappointment that they have not been keeping up their end of the agreement and concerns for the conditions of the trails. Tracy Erickson has a draft letter from our attorney for the Board to review if needed.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Legal – Informational Item 2024-6-8
  - Montessori Lease – Informational Item 2024-6-9
10. Adjourn – 10:45am