

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
July 12th, 2024

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Cealy Fellman	Norm Green
Joanna Kerwin	Bill McNamara	Greg Sands
Kris Miller (via Zoom)		

Also Signed In:

Tracy Erickson	Kim Baugh	Greg Fedeczko
Glen Palmer	Ernest Saeger	

1. Call to order – 9:20am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-7-1
2. Approval of Minutes
 - June 14th, 2024 – Meeting Minutes - Action Item 2024-7-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented. Directors Green and McNamara abstained.
3. Financial
 - Approve Financials – May 2024 - Action Item 2024-7-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Green, it was RESOLVED that the financials from May 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - Member input included discussion on water usage at Park De Clark, concerns about the installation of the new sidewalk in lower Homestead, and discussion on mosquitos in the neighborhood. The Board discussed the issues and directed the members to the appropriate agency or staff.
6. New Business
 - HB24-1233 – Update Collections Policy and Add Phone and Email Policy – Action Item 2024-7-3 – After discussion and amendment, and upon motion made by Director Green and seconded by Director Allen, it was RESOLVED that an update to the collections policy be, and hereby is APPROVED as presented. After discussion and amendment, and upon motion made by Director Green and seconded by Director Allen, it was RESOLVED that a new policy to update contact information be, and hereby is APPROVED as presented.
 - Homestead Open Space “The 18” – Eagle County Maintenance Plan – Informational Item 2024-7-2 – Ernest Saeger with the Vail Valley Mountain Trail Alliance asked the board for permission to do some minor rerouting and drainage work to the Homestead ditch trail to keep the trail safe and sustainable, as well as to get the entire trail on Homestead property. The board approved the work but asked for better communication as well as signage in the future. The board also asked about maintenance on the water tower trail.
7. Matters Pending
 - Eagle County “L” Fire Mitigation – Eagle Valley Wildland, HOA South 120 Acres – Informational Item 2024-7-3 – Tracy Erickson announced that the chipper is coming

again the week of July 14th.

- Montessori Lease – Informational Item 2024-7-4 – The Board discussed this topic in executive session and will put it on the agenda for next month.
- 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.
- Split Rail Fence – US Hwy 6 to EVB Along Eco Trail – Informational Item 2024-7-5 – Tracy Erickson presented a cost estimate to the board on this proposed project. After discussion and amendment, and upon motion made by Director Sands and seconded by Director Green, it was RESOLVED that the fence project be, and hereby is APPROVED as presented.

8. Director and Programs Reports

- Director’s Report – Reserve Items – Informational Item 2024-7-6 – 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 2024-7-7 – Director Kerwin thanked the members for their comments on the sidewalk, noting that the project is still on schedule. She also mentioned that Eagle County plans to redo the splash pad at Freedom Park and will be seeking public input.
- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-7-8 – 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 2024-7-9
- Montessori Lease – Informational Item 2024-7-10

10. Adjourn – 10:16am