

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
August 9th, 2024

## ATTENDANCE:

Present Were Board Directors:

Erin Allen

Norm Green

Joanna Kerwin

Bill McNamara

Kris Miller

Greg Sands

Also Signed In:

Tracy Erickson

Kim Baugh

Greg Fedeczko

Joe Bartner

1. Call to order – 9:30am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-8-1
2. Approval of Minutes
  - July 12th, 2024 – Meeting Minutes - Action Item 2024-8-1 - After discussion and amendment, and upon motion made by Director Green and seconded by Director Kerwin, it was RESOLVED that the July minutes be, and hereby are APPROVED as presented.
3. Financial
  - Approve Financials – June 2024 - Action Item 2024-8-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Kerwin, it was RESOLVED that the financials from June 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 the DRC application process, water tower trail maintenance, a drainage issue in Trail Ridge, road conditions, speeding, the West End development and storage of maintenance equipment in front of the Club. The Board discussed the issues and directed the members to the appropriate agency or staff.
6. New Business
  - None
7. Matters Pending
  - Montessori Lease – Informational Item 2024-8-2 – The Board TABLED this topic and will discuss at the next board meeting.
8. Director and Programs Reports
  - Director's Report – Reserve Items – Informational Item 2024-8-3 – Tracy Erickson announced that he received bids on roof work to repair some parts of the roof above the tennis courts, and he proposed to replace a portion of the roof with a standing seam metal roof along the north portion of the courts. The work is budgeted within the Reserve Study going out the next 3 years. After discussion and amendment, and upon motion made by Director McNamara and seconded by Director Miller, it was RESOLVED that the roof renovation be, and hereby are APPROVED to be completed this fall.
  - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-4-4 – Director Kerwin thanked the members for their comments on the sidewalk, noting that she, Director Sands and Tracy Erickson walked the sidewalks after the last meeting and addressed the concerns with the contractor.

- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-8-5 – Director Miller mentioned that the VVMTA has started working on the Homestead ditch trail, and that Eagle County Open Space is surveying the Homestead 'L' Open Space. The Board directed Staff to email the Attorney prepared letter discussing trail maintenance on Homestead's public trail easements. She also mentioned that Eagle Valley Wildland will be offering one last free chipping/slash removal in August.

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

- Legal – Informational Item 2024-8-6
- Montessori Lease – Informational Item 2024-8-7

10. Adjourn – 10:34am