

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
September 13th, 2024

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

Also Signed In:
Tracy Erickson Kim Baugh

1. Call to order – 9:39am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-9-1 – Director Kerwin asked to discuss the Board talking about DRC approvals.
2. Approval of Minutes
 - August 9th, 2024 – Meeting Minutes - Action Item 2024-9-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the August minutes be, and hereby are APPROVED as presented. Director Fellman abstained from the vote.
3. Financial
 - Approve Financials – July 2024 - Action Item 2024-9-2 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the financials from July 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 West End development, a request for bench repairs on the Homestead ditch trail, and discussion on the End of Summer party and Holiday party.
6. New Business
 - None
7. Matters Pending
 - Montessori Lease – Informational Item 2024-9-2 – The Board discussed this topic and agreed they would like to enter into a new lease with the school. They plan to finalize the lease at the next board meeting after meeting with the current lease holder.
 - Trail Ridge Drainage – Informational Item 2024-9-3 – Trail Ridge is working to clear out the drainage on their property, as well as installing some posts to prevent snow and rocks getting into the drainage in the future. Homestead agreed to help and Tracy Erickson will reach out to our attorney on what to do about other drainage issues throughout the neighborhood.
8. Director and Programs Reports
 - Director's Report – Reserve Items – Informational Item 2024-9-4 – Tracy Erickson discussed how the End of Summer Party went.
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-9-5 – Director Kerwin discussed the sidewalk project, Hillcrest roundabout and disappointment on West End project noting that the Board packet was incomplete and the

road variance wasn't in the application. The Board also discussed the DRC process and having a separate committee for the DRC.

- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-9-6 – Director Miller discussed weed spraying on the Homestead L Open Space and asked if our attorney has sent the letter to Eagle County Open Space regarding the Open Space maintenance. Tracy said the letter has been sent. She also mentioned that Eagle County Open Space is surveying the Homestead 'L' Open Space.

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

- Legal – Informational Item 2024-9-7
- Montessori Lease – Informational Item 2024-9-8

10. Adjourn – 10:50am