

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
October 11th, 2024

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

Also Signed In:  
Tracy Erickson                      Kim Baugh

1. Call to order – 9:33am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-10-1 – None
2. Approval of Minutes
  - September 13th, 2024 – Board Meeting Minutes - Action Item 2024-9-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that the September minutes be, and hereby are APPROVED as presented. Director Green abstained from the vote.
3. Financial
  - Approve Financials – August 2024 - Action Item 2024-10-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Green, it was RESOLVED that the financials from August 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
5. Member Input
  - Member input included compliments to Homestead’s newest personal trainer and fitness instructor, Braedan Stewart.
6. New Business
  - DRC New Member – Discuss/Appoint – Action Item 2024-10-3 – The Board discussed and TABLED this item.
7. Matters Pending
  - None
8. Director and Programs Reports
  - Director’s Report – Reserve Items – Informational Item 2024-10-2 – Tracy Erickson discussed some recent projects including sealing the parking lot, asphalt repair on the connector trail, and upcoming work on the roof ice dam north area above the tennis courts.
  - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-10-3 – Director Kerwin discussed that she has spent a lot of time walking the sidewalks with the contractors to make sure everything is complete. She thanked Tracy Erickson and the previous Homestead Boards for working closely with Edwards Metro District to make this project a reality.
  - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-10-4 – Director Miller discussed the work that VVMTA has done on the ditch connector trail and asked for an update on Eagle County Open Space regarding the Open Space maintenance.

9. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Legal – Informational Item 2024-10-5
  - Montessori Lease – Informational Item 2024-10-6
  
10. Adjourn – 10:08am