

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
November 8th, 2024

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

Also Signed In:  
Tracy Erickson                      Kim Baugh

1. Call to order – 9:02am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-11-1 – None
2. Approval of Minutes
  - October 11th, 2024 – Board Meeting Minutes - Action Item 2024-11-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the October minutes be, and hereby are APPROVED as presented.
3. Financial
  - Approve Financials – September 2024 - Action Item 2024-11-2 - After discussion and amendment, and upon motion made by Director Green and seconded by Director Miller, it was RESOLVED that the financials from September 2024 be, and hereby are APPROVED as presented.
  - 2025 Budget and Dues Level – Budget Approval/Ratification – Action Item 2024-11-3 – This general ownership meeting is called to review and approve the Budget for 2025. It was noticed in accordance with Colorado Law. All owners were noticed by mail with the newsletter and the budget was posted online not closer than 10 days before this meeting or further out than 30 days before. At this meeting, unless a majority of all the Owners veto the proposed budget, the proposed budget becomes the budget of the association. After discussion and upon a motion made by Director Green and seconded by Director Kerwin, it was RESOLVED that the Budget for 2025 and the corresponding dues level for Homeowners of \$115 per month be, and hereby is APPROVED. The approved budget is available on our website.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
  - None
5. Member Input
  - None
6. New Business
  - DRC New Member – Discuss/Appoint – Action Item 2024-11-4 – The Board discussed and TABLED this item.
  - Eagle County – Maintenance of Trail Easements, Current Work – Informational Item 2024-11-2 – The Board discussed recent trail work on the ditch connector trail by volunteers with the Vail Valley Mountain Trail Alliance. They were not able to finish the whole trail, but did make progress in making the slope less severe. The Board also discussed the easement up to the water tower trail and their expectations from Eagle County to uphold their portion on the maintenance agreement for the trail easement.
7. Matters Pending
  - Montessori Lease – Informational Item 2024-11-3 – Montessori Lease continued

discussion with Kristen Tang about her vision for the future of the school and what she is looking for in the lease.

8. Director and Programs Reports
  - Director's Report – Reserve Items – Informational Item 2024-11-4
  - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-11-5
  - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-11-6
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Legal – Informational Item 2024-11-7
  - Montessori Lease – Informational Item 2024-11-8
10. Reconvene Meeting
  - After discussion and amendment, and upon a motion made by Director Sands and seconded by Director Fellman it was RESOLVED that Tracy Erickson instructs Altitude Community Law to draft a revision to the rules concerning member conduct and unacceptable behavior within and on the Common Elements. Members found in violation may have their membership or use rights of the common elements suspended for a period to be determined by the Board of directors.
  - After discussion and amendment, and upon a motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that Tracy Erickson instruct Altitude Community Law to send a letter to Eagle County Open Space and Attorney regarding the maintenance of the trail easements. It should also state we plan on enforcing the terms and provisions of the maintenance agreements and easements including termination of the public easements.
  - The Board has given instructions to Altitude Community Law to draft a lease for a term of 5 years with a 5-year option. Erin and Kris will provide notes to review and incorporate into the lease. The lease will include up to 3 individual memberships to the Club for employees of the school at the "individual tenant rate" at the time, that is subject to change. The lease will include a provision that any change in Directorship or Ownership would constitute a lease change and would need to be approved by the Board of Directors to continue the lease.

Adjourn – 11:40am