

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
December 13th, 2024

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

Also Signed In:
Tracy Erickson Kim Baugh Greg Fedeczko

1. Call to order – 9:22am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2024-12-1 – None
2. Approval of Minutes
 - November 8th, 2024 – Board Meeting Minutes - Action Item 2024-12-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the November minutes be, and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – October 2024 - Action Item 2024-12-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Green, it was RESOLVED that the financials from October 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - A member thanked the board and staff for a wonderful holiday party. Joanna Kerwin mentioned the ice build ups on the sidewalks.
6. New Business
 - DRC New Member – Discuss/Appoint – Action Item 2024-12-3 – After discussion and amendment, and upon motion made by Director Sands and seconded by Director Green, it was RESOLVED that Kris Miller be and hereby is APPOINTED to the DRC.
 - Eagle County – Maintenance of Trail Easements, Current Work – Informational Item 2024-12-2 – Tracy Erickson had Homestead’s attorney send a letter to Eagle County Open Space requesting them to uphold their portion on the maintenance agreement for the public trail easements on the 18 and the Water Tank trails.
 - Nominating Committee – 2025 General Meeting and Election – Informational Item 2024-12-3 – The Nominating Committee announced that there will be three board positions up for election, Director Miller is interested in running again, Director Allen and Director Fellman are both still considering running. Staff will announce the openings in the newsletter and direct interested parties to attend the January Board Meeting or email Tracy Erickson.
 - Corporate Transparency Act – Collect Information for Reporting – Informational Item 2024-12-4 – Director Miller gave an update on this stating that an injunction was filed, and the Board members may not have to submit their information. The Board decided to wait and be ready to submit if needed.

7. Matters Pending
 - Montessori Lease – Action Item 2024-12-4 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Green, it was RESOLVED that the Montessori Lease with a 5 year term and 1 additional 5 year extension available be, and hereby is APPROVED as presented.
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8. Director and Programs Reports
 - Director’s Report – Reserve Items – Informational Item 2024-12-5 – Tracy Erickson gave an update on the roofing project and discussed the lighting and soundproofing in the Group Fitness Studio.
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2024-12-6 – Director Kerwin discussed the sidewalk project and who is responsible for maintaining which portions in terms of snowplowing and shoveling. The Board asked staff to put a item in the newsletter explaining the laws and responsibilities for snow removal.
 - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2024-12-7 – Director Miller gave an update on the Eagle County Open Space closure, noting that Eagle County will be enforcing violations this season. Director Miller also announced that Edwards Metro District entered an IGA with Eagle River Fire Protection District for home wildfire assessments and that Edwards received Firewise community status.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal – Informational Item 2024-12-8
 - Montessori Lease – Informational Item 2024-12-9
10. Reconvene Meeting

Adjourn – 10:17am