

Homestead Owners Association will be holding its annual meeting and election on February 20, 2025 at 6:00PM. It is scheduled to be held in person at the Homestead Court Club. The agenda and a proxy form are on the back of this page. Minutes from last years meeting and the 2025 budget are posted on the Association website.

Here at Homestead we look at 2025 as an opportunity to accomplish new and exciting things by taking what we have learned in the past to create a continually improving future. Last year was a busy one in many respects, for both the Board and the community. The items that were consistently discussed at the 2024 Board meetings were: the outdoor tennis court replacement project; Edwards Metro District and side-walks; wildfire mitigation and home inspections; and the Eagle County and Homestead open space area trails maintenance.

The following segments outline the HOA thoughts on the 2025 budget and dues levels, information from the Nominating Committee regarding the Board election, and the residential mitigation fire assessment program. If you have any questions please call Tracy Erickson at 970-926-1067 or attend the upcoming Board meeting on February 14, at 9:00am.

The full pro forma operating budget for 2025 and a CPA reviewed financial statement (when complete) are available by request and at the Association office. Copies will be sent at Association expense, by first class mail to be delivered within five days of receipt of request. Call 970-926-1067.

Budget and Dues Level 2025

Homestead Owners Association prepares its annual revenue and expense budget within the directives of its own governing documents and budgeting policies and procedures. For 2025, the Board of Directors approved the budget with no dues increase. The 2024 increase was for Homeowner's reserve assessment, raising the dues for the first time in eleven years. This was required by an increase needed in reserves funding due to inflation and rising costs. The budget for 2025 meets the funding obligation of the 2024 reserve study update.

Nominating Committee—Board Candidates

There are three open positions on the Board of Directors up for election at the 2025 general meeting and there are three applicants. Erin Allen and Kris Miller are rerunning this year as incumbents. Steve Evans is running as a new candidate. The Nominating Committee asked the three candidates to submit short bio's for the newsletter. They are listed below.

Kris Miller— Hello Homestead Community. My name is Kris Miller. I am a resident of Homestead for 30+ years, and Eagle County since the early 60's. My career has centered around property management, accounting and resort management. Having managed 26 Homeowners Associations, 3 Commercial Centers, and two multiuse buildings, I have a strong understanding of the nuances of HOA's, special districts and budgeting. Having attended the Homestead Homeowner's Association Board

meetings for many years both as a community member, and as a board member, I would like to offer my name in consideration for the upcoming 2025 board elections. I currently serve as a board member, have a strong sense of ownership within Homestead, and am passionate about the beauty of our neighborhoods, and our open spaces and trails. I look forward to the opportunity to continue to serve the Homestead community as a member of the Board of Directors. Thank you for your time and consideration!

Steve Evens— In 2003 I purchased a condo in Avon at Avon Lake Villas. Beaver Creek West management took care of the rentals.

Shortly after I was elected to the BOD of both Avon Lake Villas and Beaver Creek West. I served on the executive board as secretary.

In April 2021 I sold the condo and was very fortunate to purchase a home in Homestead. As of July 2023 it is my permanent home. I would be very happy to help Homestead continue to prosper.

Erin Allen— I've lived in Edwards since 2002 and Homestead since 2008. I joined the board in 2013 and later became the board President in 2016. In 2024 I stepped down as President but remain an engaged board member. I work at US Bank as a regional Business Banking Team Manager, and I love to hike, read and spend time with my family. My top priorities for this community are to keep it as the safe, beautiful, family-friendly community that it is, to listen to and represent the interests of the

majority of homeowners, and to maintain property values.

Residential Mitigation Fire Assessment Program

Representatives from Eagle Valley Wildland will be present at the General Meeting to give a presentation and answer questions on a new residential mitigation assessment, with an evacuation talk about personal preparedness, community level planning, notifications, traffic impacts outside of the evacuation area, continued chipping program, etc. They will also be discussing the Edwards recent FIREWISE USA designation. The residential mitigation assessment is a free wildfire mitigation program that offers in-depth property assessments conducted by experienced local fire professionals. The program will be completed on all Homestead properties to help homeowners identify actions they can take to measurably reduce wildfire hazards on their property. Eagle Valley Wildland will complete risk assessments of all Homestead properties by 2026. Much more information and links to all the websites and documents may be found at Eagle Valley Wildlands Facebook page, <https://www.facebook.com/EagleValleyWildland>

**HOMESTEAD OWNERS ASSOCIATION INC.
GENERAL MEMBERSHIP MEETING
FEBRUARY 20, 2025
6PM**

Notice is hereby given that a general meeting and election of the Homestead Owners Association will be held at the Homestead Court Club located at 400 Homestead Drive on Thursday, February 20, 2025 beginning at 6:00PM. The meeting will be held for the following agenda, election of Directors, and other matters that may come before the Board.

- I Roll Call
- II Proof of Notice or Waiver of Notice
- III Consideration of Minutes from 2024 - Posted Online
- IV Officers' Reports
- V Election of Directors
- VI Matters Pending
Membership Annual Education – HOA Attorney
- VII New Business – Member Input
Residential Mitigation Fire Assessment Program – Eagle Valley Wildland
- VIII Adjournment

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**PROXY FOR GENERAL MEMBERSHIP MEETING
HOMESTEAD OWNERS ASSOCIATION
February 20, 2025—6PM**

The undersigned, being a recorded owner of property at the Homestead, Eagle County, Colorado, does hereby constitute and appoint _____ to act as their proxy, with full power of substitution, to vote for the undersigned at the General Membership Meeting to be held on Thursday, February 20, 2025 at 6PM, hereby granting the person mentioned above full power and authority to vote as they might desire for the Directors election, or in the event the undersigned has given written instructions below, then such person shall instead carry out the instructions. For a list of candidates, check the back side of this form or visit HCCHOA.com. Written instructions of the undersigned to my proxy are as follows: _____

In the alternative, I hereby instruct my proxy to vote for the following candidates:

- 1. _____ 2. _____
- 3. _____

If no candidate or written instructions are indicated above this proxy shall be general quorum proxy.

Witness whereof, I have hereunto set my hand this _____ day of _____, 2025.

Signature: _____
Name: _____
Street Address: _____
Member # _____

Recorded owner of Unit # _____, _____ (Association), OR

Lot # _____, Block # _____, Filing # _____, The Homestead

This form must be completely filled out and signed by the RECORDED owner. This proxy will be considered void if illegible, incomplete, owner name does not match our records, or owner account is past due. For 2025, Homestead will distribute all mailed or emailed in proxies to the Board Nominating Committee Chair to be used for quorum only. Please feel free to send in your proxies for quorum. Thank you.