

HOMESTEAD OWNERS ASSOCIATION INC.

MINUTES OF THE ANNUAL MEETING OF THE GENERAL MEMBERSHIP OF THE HOMESTEAD OWNERS ASSOCIATION, INC.

HELD: FEBRUARY 13, 2024

The 41st annual meeting of the General Membership of the Homestead Owners Association was held at 6:00pm, February 13, 2024 at the Homestead Court Club, 400 Homestead Drive, Edwards, Colorado. Erin Allen, President of the Board, presided over the meeting. 107 Homeowners were present in person or by proxy.

ATTENDANCE:

Present Were Directors:

Erin Allen
Cealy Fellman
Norman Green
Bill McNamara
Kris Miller
Greg Sands

Also In Person or By Proxy:

Chad Allen
Carly Arnold
Paul Backes
Dana Banovitz
Hans Berglund
Brian Blood
Peter Blood
Norman Bowles
Rex Brown
Sally Clair
Kevin Clair
Scott Clary
Sarah Cowell
Patricia Dixon
Christopher Dudar
T & T Edwards, LLC
John Elmgren
Steven Evans
Robert Fait
David Faulkenberg
Steve Fedeczko
Lucille Fellman
Steve Fellman
Dylan Friday
Richard Friesen
Terry Graham
Norman Green

Michael Hasse
Kathleen Halloran
Carla Hart
Christopher Jarnot
Brian Jones
Daniel Katlein
Joanna Kerwin
Thomas King
Terry Kleisinger
John Knauf
Nicholas Koplos
Julie Kresko
Kenton Krohlow
Carol Krueger
David Lach
Ryan Leingang
Hartley LeRoy
Laura Lief
Aldine LLC
Eric Lohmeier
Sara Manwiller
Dan McCarthy
KJ McEvoy
Marilyn McIlvaine
Kate McKay
William McNamara
Sara McNeill Thurston
Mark Mikes
Kristin Miller
Todd Milner
Michael O'Connor
Tony O'Brien
Tom Olsen
Tim Olson
Lawrence Oswick
Glenn Palmer
Nancy Peller
Michel Perrigaud
George Person
Linda Pollard
Smedley Properties LLC
Tope Properties LLC
Richard Pylman
John Redd
Wendy Rehnborg
J3 Rentals LLC
Stacy Sadler
Johnathan Sar
Jennifer Schoenfeld
Eran Schreiber
Steven Shanley
Paul Shay
Carol Jean Smith

Richard Stampp
Marla Steele
Jacqueline Stockwell
Karen Taylor
Terrance Thurston
Ned Timbel
Michael Trueblood
Tracey VanCuren
Todd Vermeer
Bonnie Vesey
TJ Voboril
Thomas Walker
Matthew Wardlaw
Bob Warner
Gary Wilberger
Steven Willing
Peter Zwiebach

PREVIOUS MINUTES

Copies of the minutes of the 2023 Annual Meeting of the General Membership of the Homestead Owners Association, Inc. were made available to the general membership on the website prior to the 2024 meeting. The minutes of the annual meeting held on February 20, 2023 were approved.

OFFICERS REPORT

Board President Erin Allen discussed the general state of the Association and Club. Mentioning that even with increasing inflation and a very tight local labor market, the HOA has had one of its best years yet. Camp and children's programs in 2023 had their best year ever, having served hundreds of our local families and thousands of camper days. Allen noted that programs have been at near capacity all year. Fitness and Tennis staff worked diligently to meet the increasing needs of the membership for those programs. We saw record needs in all our programming. 2023 Brought a new Fitness Director, Hannah Ellison, as well as three new personal trainers. Events came back in 2023 with record attendance. We had over 700 attendees this summer and 650 at the Holiday Party. She thanked staff for their hard work and willingness to be a part of our community. The HOA did have some new and continuing difficulties during 2023. The many complicated and unconnected HVAC systems had down times that required constant repairs and maintenance. Pool HVAC down time again caused damage to the indoor tennis court ceiling that was repaired this summer and is ongoing. The state of local contractors has made some repairs impossible yet the abilities of our maintenance staff to keep things going shows what an asset they are to the neighborhood. The Board continued to work with the Eagle County Open Space Director, staff and DPW officer on the wildlife closure that began in December 2023. HOA staff worked hard to provide education and provide information to the community. The Board worked with Eagle Valley Wildland regarding wildfire mitigation in our community and approved a mitigation project above Arrowhead on HOA property. Homestead once again hosted the Vail Mountain School Girls Tennis Team, who made history with another amazing season and regional championship for the third straight year, five girls won state titles this year. Outside memberships were down in 2020 but built back up in 2021 and jumped in 2022 and again in 2023 to a record number of outside memberships. Outside member dues were raised in 2023 for the first time in six years. Major reserve expenditures in 2023 included resurfacing the basketball and pickleball court with a sport court surface, new plow and truck upgrades for the Homestead truck, continued the major repairs to pool HVAC system and main floor HVAC, major repairs and upgrades to employee housing units, major repairs and upgrades to the association tractor and skid steer, new salt spreader and back plow, new and additional event equipment and decorations, switched general equipment to quieter electric and battery equipment, new HIIT sled treadmill, new 2024 reserve study, and the red barn demolition. Expenditures scheduled for 2024 include: Full replacement of the 4 hard courts, all fencing, and screens, pool HVAC major repairs or replacement, trails improvements

after fire mitigation and County required trail maintenance, roof repairs and investigation, repair indoor tennis court ceiling as needed, additional irrigation repairs, and additional employee housing units repairs and upgrades.

TREASURERS REPORT

The Board voted to raise owner dues to \$115 per month for 2024, which was the first time dues have been raised in 11 years. The HOA put \$219,826 of funds over budget into the reserve fund, which is near an all-time high. The 2024 budget meets the new 2024 reserve study required funding amount. The 2024 reserve study was used for the 2024 budget. The HOA has a strong reserve account cash balance of \$2,163,180 as of January 1, 2024. As of this meeting all funds are FDIC insured. Outside memberships are near an all-time high at 215 memberships. Non-resident membership dues were raised in 2023 for the first time in seven years. Personal training and kids camp incomes are at all-time highs for 2023. Over the past 18 years Homestead has chosen to have the financials more strictly reviewed as opposed to just compiled. Karen Nulle is our day-to-day accounting firm and has been doing it for over 34 years and McMahan and Associates do our end-of-year review and tax preparation. Homestead has a 0 based budget for 2024.

ELECTION OF NEW DIRECTORS

Two board members' terms have expired, Norm Green and Joanna Kerwin. They both stated they would like to run for the board again. The board opened nominations from the floor. No candidates were nominated from the floor. All candidates were given an opportunity to introduce themselves and explain why they would like to be on the Board. Norm Green and Joanna Kerwin were elected by acclaim.

MATTERS PENDING

Homestead's attorney, TJ Voboril, presented annual owner education on the topic of the Corporate Transparency Act, which is a new federal law that mandates certain U.S. businesses, like corporations, LLCs and Homeowners Associations, to file information about their beneficial owners (individuals with substantial control over the company) with the Financial Crimes Enforcement Network (FinCEN) to combat money laundering, terrorist financing, and other illicit activities by preventing individuals from hiding their ownership in companies; essentially aiming to increase transparency in business ownership. Homestead's Board members will be required to file their information.

NEW BUSINESS

New business included a presentation from Eric Lovgren, with RealFire, in partnership with Eagle Valley Wildland. He discussed the importance of fuel breaks for wildfire mitigation, noting that climate driven extreme weather and winds are causing extreme fires. He suggested that all homeowners get a free mitigation assessment, and said homeowners who choose to do the recommended mitigation can get matching funds up to \$1000. They are also working on a free chipping program to begin this summer. Lastly, he discussed evacuation preparedness and the EC alert program.

New business also included a presentation from Paul Backes, CPA, representing McMahan and Associates, on the HOA adopting three tax resolutions required by the IRS. The first resolution was regarding transferring funds from the operating account to the replacement fund, the second was concerning capital contributions, and the third was pertaining to excess income to be applied towards subsequent years' expenditures. All three resolutions were approved and adopted.

OWNER QUESTIONS

Owners had questions and comments on the open space trail closure, icy walkways, drainage issues, if the reserve funds are FDIC insured, and fire mitigation. The Board addressed these questions and comments individually.

ADJOURNMENT

There being no additional business, the meeting was adjourned at approximately 7:15 p.m.