

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
January 10, 2025

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Bill McNamara	Kris Miller
Greg Sands	Norm Green	

Also Signed In:

Tracy Erickson	Kim Baugh	Greg Fedeczko
Marcia Gilles		

1. Call to order – 9:24am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2025-1-1 – None
2. Approval of Minutes
 - December 13th, 2024 – Board Meeting Minutes - Action Item 2025-1-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Allen, it was RESOLVED that the December minutes be and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – November 2024 - Action Item 2025-1-2 - After discussion and amendment, and upon motion made by Director Green and seconded by Director Miller, it was RESOLVED that the financials from November 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - None
6. New Business
 - General Meeting – 2025 General Meeting and Election – Approve Meeting Date and Agenda – Action Item 2025-1-3 – After discussion and amendment, and upon motion made by Director Green and seconded by Director Allen, it was RESOLVED that the 2025 General Meeting will be held on February 20, 2025 at 6:00pm and that the Agenda is APPROVED, with the addition of Member Input to be added to New Business.
7. Matters Pending
 - Eagle County – Maintenance of Trail Easements, Current Work – Informational Item 2025-1-2 – Marcia Gilles, with Eagle County Open Space, attended the meeting to discuss the Open Space trails and the seasonal wildlife closure. The board discussed the possibility of adding signage on Homestead property showing where the end of Homestead trails are so people don't enter the areas closed for wildlife. Marcia said that she could help Homestead create and install signage. Marcia was also asked about future Open Space projects related to the survey and responded they are not ready to disclose any information. The Board also stated that they are still awaiting a response letter from the Eagle County Attorney, and that they would not be able to discuss anything about trail maintenance until after they have received a response from the Eagle County Attorney.
 - Nominating Committee – 2025 General Meeting and Election – Informational Item 2025-1-3 – The Nominating Committee has three interested candidates for the three openings Kris Miller (current board member), Erin Allen (current board member) and Steve Evans.

Staff will include bios of all interested candidates with the February newsletter and General Meeting announcement.

8. Director and Programs Reports
 - Director's Report – Reserve Items – Informational Item 2025-1-4 – Tracy Erickson discussed replacing the light fixtures on the paddle courts in upper Homestead with LED lighting.
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2025-1-5 –
 - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2025-1-6 – Director Miller gave an update on the sidewalk project, noting that Edwards Metro District is working with the contractor on depths of different sections, and discussion followed on whose responsibility snow removal is. Director Miller also announced that Homestead will have a community chipping program again next summer.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal – Informational Item 2025-1-7
 - Montessori Lease – Informational Item 2025-1-8
10. Reconvene Meeting

Adjourn – 10:30am