

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
February 14, 2025

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

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 2025-2-1 – None
2. Approval of Minutes
 - January 10th, 2025 – Board Meeting Minutes - Action Item 2025-2-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the January minutes be and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – December 2024 - Action Item 2025-2-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director McNamara, it was RESOLVED that the financials from December 2024 be, and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - Homestead homeowner, Steve Evans, was present to express his interest in running for a Director position. He introduced himself and shared why he would like to be involved on the Board.
6. New Business
 - None
7. Matters Pending
 - Eagle County – Maintenance of Trail Easements, Current Work – Informational Item 2025-2-2 – Representatives from the Vail Valley Mountain Trail Alliance, Ernest Sager and Jamie Malin, attended the meeting to discuss the maintenance of trail easements in Homestead. They proposed three projects last year and completed two of the three proposed projects in 2024. They would like to complete the last project in 2025 and had questions on the status of trails and easements. The Board explained that they are still awaiting a response 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.
 - General Meeting – 2025 General Meeting and Election – Discussion – Informational Item 2025-2-3 – Tracy Erickson added Firewise discussion to the agenda to discuss a new program with Eagle Valley Wildland.
 - Nominating Committee – 2025 General Meeting and Election – Informational Item 2025-2-4 – The Nominating Committee has three interested candidates for the three openings Kris Miller (current board member), Erin Allen (current board member) and Steve Evans.

8. Director and Programs Reports
 - Director's Report – Reserve Items – Dog Stations – Informational Item 2025-2-5 – Tracy Erickson discussed the removal of a dog station in lower Homestead and a new common area camera policy to be discussed at the March Board meeting.
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2025-2-6 – Director Kerwin discussed the new sidewalks in Homestead, mentioning that Edwards Metro District is working on who is responsible for which portions of the sidewalk for maintenance and snow removal. She also discussed fire mitigation programs, noting that Edwards Metro district has contributed \$100,000 towards 2025 programs for chipping and mitigation.
 - Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2025-2-7
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal – Informational Item 2025-2-8
 - Montessori Lease – Informational Item 2025-2-9
10. Reconvene Meeting

Adjourn – 9:50am