

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

April 11, 2025

ATTENDANCE:

Present Were Board Directors:

Steve Evans

Norm Green

Joanna Kerwin

Kris Miller

Greg Sands

Also Signed In:

Tracy Erickson

Kim Baugh

1. Call to order – 9:59am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2025-4-1
2. Approval of Minutes
 - March 14th, 2025 – Board Meeting Minutes - Action Item 2025-4-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the March minutes be and hereby are APPROVED as presented.
3. Financial
 - Approve Financials – January and February 2025 - Informational Item 2025-4-2 – After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the January and February 2025 financials be and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - Molloy – TV Channel Restrictions – Informational Item 2025-4-2 – Melanie Molloy emailed the board to request that the Club does not allow news on the TVs. The Board discussed but ultimately decided that there would be no censorship on the TVs, unless there was inappropriate adult content as there are children in the club. After discussion and amendment, and upon motion made by Director Green and seconded by Director Miller, it was RESOLVED that the club staff will not censor what is on the club TVs.
 - A homeowner asked about the appearance of the boulder retaining wall at the corner of Homestead Drive and Edwards Village Boulevard. Tracy Erickson said staff can clean it up a bit this spring.
 - Former Homestead Board member, Ken Marchetti, was present to announce that he is running for the Eagle County Conservation District as well as for the Eagle County Health Services District and stated that his reason for running is to promote financial accountability, expertise and transparency for both districts.
6. New Business
 - Eagle County Public Trail Maintenance – Realignment of the Water Tank Trail – Informational Item 2025-4-3 – Marcia Gilles presented plans for a new alignment of the water tank trail to be staked this summer, with plans to complete the work during the summer of 2026. The Board also discussed the importance of getting the gate at the Homestead L parking lot repaired and in working condition. Tracy Erickson also discussed signage and trail maintenance in general. Marcia Gilles requested that the Board enter a new maintenance agreement to include the gate. The Board discussed and determined that Directors Miller and Sands along with Tracy Erickson will work with Marcia Gilles to get the gate working, work on signage and trail maintenance.

- Eagle Valley Wildland – Fire Break Treatment on HOA Open Space – Informational Item 2025-4-4 – Tim Swaner presented a request to treat two areas of Homestead Open Space above the water tank by removing dead (standing and fallen) trees by helicopter this summer. The project should take approximately two months. The Board asked many questions on timing, how frequently the helicopter will make trips, wildlife impacts, and who will be paying for the project. After discussion and amendment, and upon motion made by Director Kerwin and seconded by Director Evans, it was RESOLVED that the request be and hereby is APPROVED, pending responses to questions and communications on timing.
- 7. Matters Pending
 - None
- 8. Director and Programs Reports
 - Director's Report – Reserve Items –Informational Item 2025-4-6 – Tracy Erickson discussed upcoming spring projects, Easter party plans, and annual pool room maintenance.
 - Board Director Kerwin – Garden in a Box, Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2025-4-7 – Director Kerwin discussed a new program where Edwards Metro District residents can get a discount on a waterwise starter garden, Edwards Metro District is still working to ensure the new sidewalks were installed correctly, Director Kerwin also discussed the upcoming Edwards Metro District and Mountain Rec elections, and lastly announced that she is meeting with representatives from Eagle County, CDOT and Berry Creek Metro District to discuss safety issues on highway 6.
 - Board Director Miller – NeighBEARhood Ambassador, Trails, Open Space, Fire Mitigation – Informational Item 2025-4-8 – Director Miller announced that through a grassroots effort, Edwards Metro District was able to secure bearproof trash cans for the Edwards area bus stops, Edwards rest area and the NY I70 range overlook.
- 9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal – Informational Item 2025-4-9
- 10. Reconvene Meeting

Adjourn – 11:50am