

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

May 9, 2025

ATTENDANCE:

Present Were Board Directors:

Erin Allen

Steve Evans

Norm Green

Bill McNamara

Greg Sands

Also Signed In:

Tracy Erickson

Kim Baugh

1. Call to order – 9:55am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2025-5-1 – None
2. Approval of Minutes
 - April 11th, 2025 – Board Meeting Minutes - Action Item 2025-5-1 - After discussion and amendment, and upon motion made by Director Sands and seconded by Director Green, it was RESOLVED that the April minutes be and hereby are APPROVED, with a name correction.
3. Financial
 - Approve Financials – March 2025 - Informational Item 2025-5-2 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Evans, it was RESOLVED that the March 2025 financials be and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
5. Member Input
 - A homeowner asked about the prairie dog infestation and what we are doing as an HOA to mitigate the prairie dogs. The Board discussed and agreed to look into what other HOAs in the area do about prairie dogs.
 - Another homeowner asked about the possibility of adding defibrillators to other areas throughout the neighborhood, other than just at the club. The Board discussed and agreed to investigate options and see if Starting Hearts has any recommendations.
6. New Business
 - None
7. Matters Pending
 - Eagle County Public Trail Maintenance – Monthly Update – Informational Item 2025-5-2 – Marcia Gilles gave the Board an update on Eagle County Public Trail maintenance including work to move the trailhead access point on the Homestead 'L' trail. The work will begin the week of May 12th and the new alignment of the water tank trail will be staked this summer, with plans to complete the work during the summer of 2026.
8. Director and Programs Reports
 - Director's Report – Reserve Items –Informational Item 2025-5-3 – Tracy Erickson discussed upcoming spring projects, chipping, and discussed that Edwards Metro District is working with an engineering firm to determine the depth of the new sidewalks, as well as working on a bigger project to determine who is responsible for sidewalks in Edwards.
 - Board Director Kerwin – Sidewalks, Edwards Metro and Mtn. Rec Update – Informational Item 2025-5-4 – None

- Board Director Miller – Trails, Open Space, Fire Mitigation – Informational Item 2025-5-5 – None
- 9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Legal – Tennis Court Construction 2024 Contract – Informational Item 2025-5-6
- 10. Reconvene Meeting – After discussion and amendment, and upon motion made by Director Green and seconded by Director Sands, it was RESOLVED that the HOA engage a construction defect Attorney to review the tennis court construction project.

Adjourn – 10:40am