

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
February 13th, 2026

## ATTENDANCE:

Present Were Board Directors:

Steve Evans	Norm Green	Joanna Kerwin
Bill McNamara	Kris Miller	Greg Sands

Also Signed In:

Tracy Erickson	Kim Baugh	Alexandra Arana
Barb Waters	KJ McEvoy	

1. Call to order – 9:00am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-2-1 – The Board asked to add the Water Tank Trail Reroute to Executive Session.
2. Approval of Minutes
  - January 9th, 2026 – Board Meeting Minutes - Action Item 2026-2-1 - After discussion and amendment, and upon motion made by Director Sands and seconded by Director Miller, it was RESOLVED that the January 9<sup>th</sup>, 2026 minutes be and hereby are APPROVED as presented. Director Green abstained from the vote.
3. Financial
  - Approve Financials – December 2025 – Action Item 2026-2-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the December financials be and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
5. Member Input
  - Director Sands thanked Director McNamara for his years of service on the Board.
6. New Business
  - Eagle River Water and Sanitation District and Water Authority – Water Conservation for 2026 and Community Billing Changes 2025 and Forward – Informational Item 2026-2-2 – Tracy Erickson discussed water conservation efforts, noting the possibility for water pull backs, restrictions and fines and asked the Board what they would like to do about watering neighborhood turf fields as well as the clay courts over the spring and summer months. Discussion continued to include water rates and how Homestead can help smaller neighborhood associations to work with the District on billing changes due to pipe size.
7. Matters Pending
  - Water Tank Trail Reroute – 2026 Plans and Easement Modification – Informational Item 2026-2-3 – Eagle County plans to begin work on the water tank trail reroute this summer. This topic continued in Executive Session to discuss the legal easement and receive input from our Attorney.
8. Director's Reports
  - Executive Director's Report – Member Input Items January 2026 and Water Authority – Water Conservation for 2026 and Community Billing Changes 2025 and Forward – Informational Item 2026-2-4 – Tracy Erickson discussed a request from a homeowner to convert the steam room into a sauna. He explained that the HOA just spent \$15,000 on repairs/replacements to the steam room, so it is not something we can do right away, but something to consider in the future.

- Board Member – Input & Comments – Informational Item 2026-2-5 – Director Miller discussed Eagle County Road & Bridges plans to chip seal Homestead Drive this summer, as well as Eagle River Fire Protection Districts plans to continue with free chipping this summer in Homestead. Director Miller also discussed the Eagle County Open Space 'L' Parking lot and road. She would like for them to install temporary speed bumps on the dirt road up to the open space, as well as barriers in the parking lot to prevent people from doing donuts in the parking lot.

9. Adjourn to Executive Session – 10:05am

10. Executive Session: Contract and Legal Negotiations; Personnel Issues

- Construction Defect – 2024 Tennis Courts – Informational Item 2026-2-6
- Water Tank Trail Reroute – 2026 Plans and Easement Modification – Informational Item 2026-2-7

11. Reconvene Meeting

12. Adjournment