

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
March 13th, 2026

ATTENDANCE: Present Were Board Directors:
Norm Green Brad Jones Joanna Kerwin
Kris Miller Bob Warner

Also Signed In:
Tracy Erickson Kim Baugh KJ McEvoy

1. Call to order – 9:55am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-3-1 – None
2. Approval of Minutes
 - February 13th, 2026 – Board Meeting Minutes - Action Item 2026-3-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Kerwin, it was RESOLVED that the February 13th, 2026 minutes be and hereby are APPROVED as presented. Director Jones and Director Warner abstained from the vote.
3. Financial
 - Approve Financials – January 2026 – Action Item 2026-3-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the January financials be and hereby are APPROVED as presented. Director Jones abstained from the vote.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
5. Member Input
 - Alexandra Arana asked the Board if they would consider virtual meetings. The Board discussed ultimately, deciding against it, as they have tried it in the past and it did not work well.
6. New Business
 - Elect Board Positions – Action Item 2026-3-3 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Warner, it was RESOLVED that Director Sands be, and hereby is appointed to be the Board President, Director Kerwin be, and hereby is appointed to be the Board Vice President, and Director Miller be, and hereby is appointed to be the Board Treasurer. All remaining Board members will be Secretaries.
 - Appoint DRC Members to the 2026 DRC – Action Item 2026-3-4 – After discussion and amendment, and upon motion made by Director Miller and seconded by Director Warner, it was RESOLVED that the 2026 DRC be and hereby is APPROVED as presented. DRC committee members are: Dylan Friday, David McWilliams, Kris Miller, Laura Nash Zwiebach and Greg Sands.
 - Nominating Committee – Action Item 2026-3-5 – After discussion and amendment, and upon motion duly made by Director Miller and seconded by Director Green, it was RESOLVED that the 2027 nominating committee be and hereby is APPROVED as presented. 2027 Nominating committee members are: Tracy Erickson, Brad Jones and Kris Miller.
7. Matters Pending
 - Water Tank Trail Reroute – 2026 Plans and Easement Modification – Informational Item 2026-3-2 – No updates on this project at this time.

- Eagle River Water & Sanitation District and Water Authority – Water Conservation for 2026 and Community Billing Changes 2026 and Forward – Informational Item 2026-3-3 – The Board and community members discussed upcoming changes to water billing statements as well as the possibility of fines for overuse, and plans for watering common areas this summer.
 - Lower Homestead Parks and Open Space – Removal of Restrooms – Informational Item 2026-3-4 – Tracy Erickson gave an update on the planned removal of the restrooms at the lower Homestead Playground, noting that the sewer was located 10.5 feet deep in the middle of the road, so he is working to see if we can get a variance on capping the sewer line.
8. Director's Reports
- Executive Director's Report – Member Input Items and General Topics – Informational Item 2026-3-5 – None
 - Board Member – Input & Comments – Informational Item 2026-3-6 – Director Miller discussed the Eagle County Open Space temporary trail closures due to muddy conditions. After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that Homestead follow suit and temporarily close all trails leading into the ECOS Tract and sign other trails as appropriate. Director Kerwin mentioned that the West End Development project will be beginning road construction on 4/1/2026 and that Mtn Rec is currently conducting a survey on future services and encouraged owners to participate.
9. Adjourn to Executive Session – None
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Construction Defect – 2024 Tennis Courts – Informational Item 2026-3-7
11. Reconvene Meeting
12. Adjournment – 11:00am