

# HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting  
April 10th, 2026

**ATTENDANCE:** Present Were Board Directors:  
Steve Evans Brad Jones Kris Miller  
Greg Sands Bob Warner

Also Signed In:  
Tracy Erickson Kim Baugh Greg Croff

1. Call to order – 9:32am
  - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-4-1 – None
2. Approval of Minutes
  - March 13th, 2026 – Board Meeting Minutes - Action Item 2026-4-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Warner, it was RESOLVED that the March 13<sup>th</sup>, 2026 minutes be and hereby are APPROVED as presented. Director Sands abstained from the vote.
3. Financial
  - Approve Financials – February 2026 – Action Item 2026-4-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Warner, it was RESOLVED that the February financials be and hereby are APPROVED as presented.
4. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
5. Member Input
  - Greg Croff was present to ask the Board if they would consider allowing Greg to install a memorial bench for his late wife on Homestead Open Space, as she loved hiking daily on Homestead’s trails. He said he would be open to installing it wherever possible, and would cover the costs of the bench, installation and maintenance. The Board discussed possible locations and logistics and agreed to allow Greg to install a bench. They asked Greg to come back to the Board when he had more details on the bench and location where he would like to install it. Tracy Erickson said he would work on a document from our attorney to ensure coverage of maintenance and liability agreement.
6. New Business
  - None
7. Matters Pending
  - Eagle River Water & Sanitation District and Water Authority – Water Conservation for 2026 and Forward – Informational Item 2026-4-2 – The Board discussed the upcoming water use restrictions and how to handle irrigation at Homestead’s parks, open space areas, as well as landscaping at the club and watering the clay courts. The Board will be following the new watering schedule for irrigation and will continue to discuss water use at upcoming Board meetings.
  - Lower Homestead Parks and Open Space – Maintenance and Use – Informational Item 2026-4-3 – Tracy Erickson gave an update on the planned removal of the fence at the lower Homestead Playground, and gave an update on the planned removal of the restrooms at the park, noting that the he is working on a variance on capping the sewer line.

8. Director's Reports
  - Executive Director's Report – Member Input Items and General Topics – Informational Item 2026-4-4 – Tracy Erickson gave an update on the girls' high school tennis team, mentioning they have had a great season, and that we may be hosting some state tennis matches in the next couple weeks. Tracy also discussed upcoming spring and summer projects including preparing the clay courts and getting bids on resurfacing the club parking lot.
  - Board Member – Input & Comments – Informational Item 2026-4-5 – Director Miller announced that the VVMTA will be hosting a ladies night on 4/16 from 5-8pm to work on trails. Kris also discussed if the Board would consider hiring a company to work on some Homestead trails. Tracy and Kris agreed to look into companies as well as look into getting some equipment that might help our staff with our trail maintenance. Kris also mentioned an upcoming sewer line project on Lake Creek Road, and upcoming construction on the West End project, limiting traffic to one lane on Edwards Village Blvd from May 8-June 4.
9. Adjourn to Executive Session – None
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - None
11. Reconvene Meeting
12. Adjournment – 11:07am