

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
June 12th, 2026

ATTENDANCE:

Present Were Board Directors:

Norm Green
Kris Miller

Brad Jones
Bob Warner

Joanna Kerwin

Also Signed In:

Tracy Erickson
Jim Hargest
Paul Dumas

Kim Baugh
Janet El-Bitar
Marguerite Shipman

Greg Croff
KJ McEvoy

1. Call to order – 9:33am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-6-1 – None
2. Member Input
 - Greg Croff was present to discuss installation of a memorial stone for his late wife near the water tower trail. The Board previously discussed this topic and agreed to allow placement in Homestead Open Space. Director Miller asked Greg to coordinate with Eagle County Open Space on installation, as access will be through their easement and they are working on it this summer. KJ McEvoy inquired about the cost to remove the restrooms in lower Homestead and read a statement referencing the governing documents regarding maintaining common areas with assessment funds. Patricia Dixon asked the Board about the possibility of creating a list of items that the DRC would allow owners to do to their property without previous approval in the interest of wildfire risk reduction. Marguerite Shipman informed the Board that the crosswalks on Edwards Village Boulevard are not properly marked. The Board noted this is an issue that will need to be addressed by Eagle County Road and Bridge. Janet El Bitar was present to discuss ground squirrels in the lower Homestead open space.
 - Lower Homestead Parks and Open Space – Water Conservation and Use – Informational Item 2026-6-2 – The Board thanked everyone who provided input regarding the future of the lower Homestead park and open space prior to the June Board meeting. The ideas submitted by residents included a fenced dog park, pump track, pickleball courts, a pool, leaving the area as an athletic field, installing artificial turf, a community garden, a shade pavilion, a gathering space, restoring the area with native grasses, xeriscape or hardscape improvements, encouraging birds of prey through the installation of hunting perches near the open space, and hiring a consultant to further assess community interest and priorities. The Board appreciates the community's thoughtful feedback and will continue discussing these options, along with associated costs and feasibility, at the July 10th, 2026 Board meeting and continuing at upcoming meetings moving forward. In the meantime the Board directed staff to stop watering the North field.
 - E-Bike Use on Homestead Trails – Informational Item 2026-6-3 – Staff have been receiving lots of comments and complaints on e-bikes in Homestead. Homestead doesn't currently have an e-bike policy, and do not control sidewalks or roads, so we fall back on Eagle County rules, which do not allow use of e-bikes on any open space trails. Tracy Erickson is working on a policy to be presented and voted on at the July Board meeting.
3. Approval of Minutes
 - May 8th, 2026 – Board Meeting Minutes - Action Item 2026-6-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Warner, it was RESOLVED that the May 8th, 2026 minutes be and hereby are APPROVED as presented.

4. Financial
 - Approve Financials – April 2026 – Action Item 2026-6-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the April financials be and hereby are APPROVED as presented.
5. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
6. New Business
 - Wildfire Preparedness – Emergency Exit – Hummingbird – Informational Item 2026-6-4 – Staff improved the secondary emergency exit located on Hummingbird Trail. The fire district will be coming by to look at it, but it is currently passable by car.
7. Matters Pending
 - Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational 2026-6-5 – Director Miller has the final language for the Water Tank Trail Public Easement. She noted that work could begin as soon as the end of July.
 - Eagle River Water & Sanitation District and Water Authority – Water Conservation for 2026 and Forward – Informational Item 2026-6-6 – Director Warner announced that water use is down by 37% district wide. Tracy Erickson noted that we have had great communication from the District and that we will continue to share their news and information with our community.
 - Lower Homestead Parks and Open Space – Maintenance and Use – Informational Item 2026-6-7 – This item was previously discussed during Member Input
8. Director's Reports
 - Executive Director's Report – Member Input Items and General Topics – Informational Item 2026-6-8 – Tracy Erickson invited everyone to join our annual Ice Cream Social on Thursday, June 18th, from 6:30-8:00pm.
 - Board Member – Input & Comments – Informational Item 2026-6-9 – Director Miller discussed that Edwards Metro District will be working on the sidewalks on Gold Dust Drive beginning in July, and that Eagle County Road and Bridge will be chip sealing Homestead Drive beginning sometime over the next two weeks. She also mentioned that Edwards Metro District is hosting a hard to recycle event at the Edwards Field House on June 19th. Director Kerwin announced that Edwards Metro District is working on painting all the railings under the I70 interchange and that she has been in contact with Haselden Construction regarding the construction traffic on Edwards Access Road.
9. Adjourn to Executive Session – 10:34am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational Item 2026-6-10
11. Reconvene Meeting
12. Adjournment – 11:15am