

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
July 10th, 2026

ATTENDANCE:

Present Were Board Directors:

Steve Evans
Kris Miller

Norm Green
Greg Sands

Brad Jones
Bob Warner

Also Signed In:

Tracy Erickson
David Faulkenberg
Gail Flesher
Hans Berglund

Kim Baugh
Corliss Faulkenberg
KJ McEvoy

James Van Beek
Melanie Molloy
Laurie Kleisinger

1. Call to order – 9:04am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-7-1 – None
2. Member Input
 - David Faulkenberg was present to discuss the lower Homestead open space. He sent an email to the Board with his ideas. James Van Beek, Eagle County Sheriff, was present to announce that he is seeking reelection. He also wanted to address some concerns brought to him by community members regarding E-bikes in Homestead. The Eagle County Sheriffs office has been working closely with the medical community on injury stats. He plans to bring a formal presentation to the August Board meeting regarding this topic.
3. Approval of Minutes
 - June 12th, 2026 – Board Meeting Minutes - Action Item 2026-7-1 - After discussion and amendment, and upon motion made by Director Green and seconded by Director Warner, it was RESOLVED that the June 12th, 2026 minutes be and hereby are APPROVED as presented. Director Sands abstained from the vote.
4. Financial
 - Approve Financials – May 2026 – Action Item 2026-7-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the May financials be and hereby are APPROVED as presented.
5. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
6. New Business
 - E-Bike Use on Homestead Trails Policy – Action Item 2026-7-3 – Homestead’s attorney drafted a new policy to prohibit the use of electric bicycles above class 1 in common areas, open space and unpaved trails within the community. The Board reviewed the policy and opened the floor to neighbor input. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Warner, it was RESOLVED that the E-Bike resolution be and hereby is APPROVED as presented.
 - Harassment / Code of Conduct Policy – Action Item 2026-7-4 – Homestead’s attorney drafted a new policy to prohibit harassment of staff and a general code of conduct. The Board reviewed the policy and opened the floor to neighbor input. After discussion and amendment and upon motion duly made by Director Miller and seconded by Director Sands, it was RESOLVED that the Harassment/Code of Conduct policy be and hereby is APPROVED as presented.

7. Matters Pending
 - Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational 2026-7-2 – The Board has submitted the final language for the Water Tank Trail Public Easement. Eagle County’s attorney is reviewing it now.
 - Eagle River Water & Sanitation District and Water Authority – Water Conservation for 2026 and Forward – Informational Item 2026-7-3 – Tracy Erickson announced that water use is down district wide. We have had great communication from the District and will continue to share news and information with our community.
 - Lower Homestead Parks and Open Space – Water Conservation and Use – Informational Item 2026-7-4 –The Board thanked everyone who provided input regarding the future of the lower Homestead park and open space. The Board discussed funding and eliminated some of the ideas that aren’t monetarily feasible. Tracy Erickson will research the funding options available to the HOA and present them in August.
8. Director’s Reports
 - Executive Director’s Report – Member Input Items and General Topics – Informational Item 2026-7-5 – None
 - Board Member – Input & Comments – Gold Dust Sidewalk – Informational Item 2026-7-6 – Director Miller discussed Edwards Metro District’s Gold Dust sidewalk replacement project, noting Eagle River and Sanitation District will begin working on sewers and drains next week and that construction on the sidewalks will begin in late July and continue through September.
9. Adjourn to Executive Session – 10:09am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational Item 2026-7-7
11. Reconvene Meeting
12. Adjournment