

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting
August 14th, 2026

ATTENDANCE:

Present Were Board Directors:

Steve Evans

Norm Green

Brad Jones

Joanna Kerwin

Kris Miller

Greg Sands

Bob Warner

Also Signed In:

Tracy Erickson

Kim Baugh

Miah Wheeler

Melanie Molloy

Rob Pierangeli

1. Call to order – 9:41am
 - Considerations of Changes to the Agenda for Timing or Content – Informational Item 2026-8-1 – None
2. Member Input
 - An owner was present to discuss water usage at the Club, specifically asking about the flow rate of showerheads. Tracy Erickson said he would investigate the flow rates and consider replacement showerheads to help conserve water. Another owner spoke on how the Board responds to community members' concerns at a Board meeting.
3. Approval of Minutes
 - July 10th, 2026 – Board Meeting Minutes - Action Item 2026-8-1 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Green, it was RESOLVED that the July 10th, 2026 minutes be and hereby are APPROVED as presented.
4. Financial
 - Approve Financials – June 2026 – Action Item 2026-8-2 - After discussion and amendment, and upon motion made by Director Miller and seconded by Director Kerwin, it was RESOLVED that the June financials be and hereby are APPROVED as presented.
5. DRC – Hearings (Required and Requested) / Compliance Issues / Report – None
6. New Business
 - Lighting in Homestead – This item was brought to the Boards attention during the DRC meeting. Tracy Erickson said he would investigate lighting policies and what we can do to enforce them.
 - Director Kerwin brought up the topic of two parcels of land that are for sale adjacent to Homestead. Tracy Erickson will speak to our attorney to discuss the possibility of sending a letter to Eagle County, the broker of the properties, and Eagle County's attorney to state the land should remain open space, as originally platted. Director Kerwin and Miller are going to work on a possible letter.
 - Director Warner mentioned that the Arrowhead Property Owners Association asked if Homestead would consider allowing early fire detection devices to be placed on Homestead Open Space.
7. Matters Pending
 - Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational 2026-8-2 – This item was moved to Executive Session.
 - Eagle River Water & Sanitation District and Water Authority – Water Conservation for 2026 and Forward – Informational Item 2026-8-3 – Tracy Erickson announced that

Homestead used 40,000 gallons less water this July compared to last July, but that we have still received some Tier 5 use fines. Irrigation is off at the lower Homestead North park, and we stayed in Tier 1 at the South park. We have continued irrigating at Park De Clark in Tier 1, following the water restrictions and grass at that park is still brown.

- Lower Homestead Parks and Open Space – Capital Improvement Funding Options – Informational Item 2026-8-4 – Tracy Erickson explained that to create a new amenity at the Lower Homestead Park and/or Open Space would be a capital improvement and funding would have to come from either dues, a special assessment or a loan. He suggested hiring a professional consultant to learn what the community wants/needs and how much those projects would cost, as well as how they would be funded.

8. Director's Reports

- Executive Director's Report – Member Input Items and General Topics – Informational Item 2026-8-5 – Tracy Erickson thanked Edwards Metro District for investing 4 million dollars into the Homestead community sidewalks, mentioning that the Gold Dust sidewalk project is a little behind schedule but they have been communicating well and working with owners.
- Board Member – Input & Comments – Gold Dust Sidewalk – Informational Item 2026-8-6 – None

9. Adjourn to Executive Session – 10:52am

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

- Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Informational Item 2026-8-7
- Creamery Ditch – Homestead Use and Legal Rights – Informational Item 2026-8-8

11. Reconvene Meeting

- After discussion and amendment, and upon motion made by Director Warner and seconded by Director Sands, it was RESOLVED to return to the regular session.
- Eagle County Water Tank Public Trail Easement – Legal Description Amendment – Action Item 2026-8-3 After discussion and amendment, and upon motion made by Director Miller and seconded by Director Sands, it was RESOLVED that the motion presented by our Attorney, attached below, is APPROVED as presented.

12. Adjournment

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE HOMESTEAD OWNERS ASSOCIATION, INC.
TERMINATING COUNTY EASEMENTS**

RECITALS

WHEREAS, the Association did enter into those certain easement agreements with Eagle County dated June, 12th 2012 providing public access to the "Trail Across 18" (recorded on June 12, 2012 at reception no. 201212107) and the "Water Tank Trail" (recorded on June 12, 2012 at reception no. 201212106) (the "Easements"); and

WHEREAS, the Association has been informed by its insurance company The Philadelphia Insurance Company that the availability of insurance will be severely limited due to the Easements; and

WHEREAS, the county, in efforts to amend the Easements, has limited their requirement to obtain insurance; and

WHEREAS, the trails subject to the Easements, have fallen into disrepair and lack maintenance which was to be provided by Eagle County; and

WHEREAS, the Association can no longer permit the Easements to be open to the public given their current condition, lack of insurance and lack of maintenance;

WEREAS, the Association has on multiple occasions delivered notices of default to Eagle County concerning the conditions of the trails, lack of maintenance and insurance declaring such situations material defaults in the easements.

NOW, THEREFORE BE IT RESOLVED, the Board has instructed the Association's legal counsel to deliver notice terminating the easements effective immediately; and

BE IT FUTHER RESOLVED that the Association act to close the trails subject to the easement to the public to allow the trails to be revegetated and prevent further damage; and

BE IT FURTHER RESOLVED, that the Board shall communicate to its insurance broker the closure of the trails to obtain more favorable insurance for the community

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association certifies the foregoing Resolution was approved and adopted by the Board of Directors on _____ and in witness thereof, the undersigned has subscribed their name.

HOMESTEAD OWNERS ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: _____

Name: _____

Its: President