

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

9:00AM May 13th, 2016

1. Call to order – 9:00am
2. New Business
 - Jackson – 463 Edwards Village Boulevard – Remodel/Addition 2nd floor – Action Item 2016-5-1 – The Jacksons presented final plans for a remodel/addition to their home at 463 Edwards Village Boulevard. The Design Review Committee discussed a variance to the roofing material, the exterior lighting, and what color and material the deck will be. After discussion and amendment and upon motion duly made by Director Leingang and seconded by Director Portman it was RESOLVED that the plans be and hereby are APPROVED with a variance to the roof material, pending submittal a \$7,500 performance bond.
 - Engle – 709 Edwards Village Boulevard – Update on Tabled Item – Action Item 2016-5-2 – The Design Review Committee discussed the Engles basement project. The DRC has requested that the Engles work with an architect to determine if they have available square footage to complete their basement. The Engles have not been in to give an update to their file. After discussion and amendment and upon motion duly made by Director Allen and seconded by Director Leingang it was RESOLVED that the plans be and hereby are DENIED as presented. The DRC has requested that the Homestead Attorney notify the Engles that they have 30 days to present a solution that meets the Eagle County and Homestead allowable livable square footage issue. Any attorney fees involved will be billed to the Engles.
 - Backes – 138 Spring Creek Court – Fence – Action Item 2016-5-3 – Tracy Erickson presented plans for the Backes Family to install a 3 rail split rail fence on their property. They have done a survey to ensure the fence is within their property. After discussion and amendment and upon motion duly made by Director Allen and seconded by Director Portman it was RESOLVED that the plans be and hereby are APPROVED as presented.
3. Member Input – DRC Issues – Old Business
 - Joanna Kerwin and Terry Lester were present to ask the DRC a question about painting their properties and the status of the Engle file. The DRC discussed both.
4. Staff Reviewed
 - Bruntz – 60 Cameron Place – Entry Change – Informational Item 2016-5-1

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting

9:00 AM May 13th, 2016

ATTENDANCE:

Present Were Directors:

Dave Portman
Matt Drummet

Erin Allen

Alyson Leingang

Also Signed In:

Tracy Erickson
Troy Jackson
Terri Lester

Kim Baugh
Bill Nutkins

Aimee Fisher
Joanna Kerwin

1. Call to order – 9:37am
2. Member Input – None
3. New Business
 - West End Development – Homestead Impacts – Informational Item 2016-5-2 – Tracy Erickson informed the Board that East West Properties has purchased the West End Development and is proposing to build 60 single family homes and duplexes. They will also need to build a roundabout on highway 6 that will impact Homestead. Tracy informed the Board that Rick Pylman will be present at the June Board Meeting to give more information.
4. Matters Pending
 - None
5. Approval of Minutes
 - April 8th, 2016 Meeting Minutes - Action Item 2016-5-4 – After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Portman, it was RESOLVED that the minutes from April 2016 be, and hereby are APPROVED as presented.
6. Financials
 - Approve Financials – March 2016 - Action Item 2016-5-5 – After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Portman, it was RESOLVED that the financials from March 2016 be, and hereby are APPROVED as presented.
7. Board Member Items
 - The Board discussed recent comments on the use of herbicides and pesticides in the neighborhood. Tracy informed the Board that he has done extensive research to ensure Homestead is following best practices for application and is properly informing neighbors. The Board also discussed the State Land Board Parcel located adjacent to Homesteads Open Space and the possibility of leasing it in the future for Homestead owners use.
8. Director and Programs Reports
 - Director's Report – None
9. Adjourn – 10:10am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - None

Respectfully Submitted,
By: Kim Baugh

Secretary to the Meeting