

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00am, March 10th, 2017

1. Call to order – 9:02am
2. New Business
 - Alrick – 30 Fremont – New Single Family Residence – Action Item 2017-3-1 – The Alrick’s architect, Karl Krueger, presented preliminary plans for a new 3,500 square foot single family residence at 30 Fremont Road. Homestead’s architect, Bobby Ladd, stated that overall it looks nice and meets most Homesteads guidelines. His comments included that the roof, as shown, would require a variance, we would also require a letter stating that the basement will not be used as a lock-off, he would like to see the back of the house integrated into the design, he would also like to see a little more of the garage connecting to the house, and finally he had concerns about the ability to turn a car around in the driveway. Neighbor comments included one neighbor who requested consideration on the placement of the house on the lot to be more in line with the two neighboring properties. The DRC stated that the Alricks have rights to build anywhere within their setback, and they are meeting that requirement. The Alricks said they would meet with the neighbor to see what they can do to work together. The Alricks requested that this item be, and hereby is TABLED.
3. Member Input – DRC Issues – Old Business
 - None
4. Staff Reviewed
 - None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM, March 10th, 2017

ATTENDANCE:

Present Were Directors:

Alyson Leingang	Matt Drummet	Dave Portman
Bill McNamara	Katie DeMore	Erin Allen
Jim Pyke		

Also Signed In:

Tracy Erickson	Kim Baugh	Clint Janssen
Karl Krueger	Doug Alrick	

1. Call to order – 9:43am
2. Member Input
 - None
3. New Business
 - Elect Board Positions – Action Item 2017-3-2 – After discussion and amendment, and upon motion duly made by Director Leingang and seconded by Director Pyke, it was RESOLVED that Director Allen be the President, Director Portman be the Vice President, and Director DeMore be the Secretary/Treasurer, hereby is APPROVED as presented.

- Appoint Board of Directors to the DRC – Action Item 2017-3-3 – After discussion and amendment, and upon motion duly made by Director DeMore and seconded by Director Portman, it was RESOLVED that the Board of Directors be and hereby are appointed to the Design Review Committee.
 - Nominating Committee – Appoint for 2018 Board Member Election – Action Item 2017-3-4 – After discussion and amendment, and upon motion duly made by Director DeMore and seconded by Director Portman, it was RESOLVED that Larry Agneberg and Erin Allen be, and hereby are the 2018 Nominating Committee. A second community member will be chosen at a future Board Meeting.
4. Matters Pending
- West End Development – Homestead Impacts – Informational Item 2017-3-1 – No new information was presented.
 - Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2017-3-2 – Todd Goulding was present to give an update on the plans for the new fire station on Tract K. There have been many changes since the original presentation, most notably the training building will now be 35 feet tall, the main tower will be 38 feet tall, and changes to landscaping includes mature 30 foot trees around the training building. The Board and owners questions mainly focused on project drainage plans, height, and variances from current zoning. Todd said they would consider changing the design so that just the stairs/hose drying tower would be 38 feet tall, not the whole middle part. The spruce trees around the training facility will be “mature 30 foot trees”. They will provide a list of variances requested from the current zoning that they plan to use their “location and extent” powers on. They will give more details on the site drainage and run off plans as they go through the county process as they cannot get around the County on these items. They are also planning to attend a meeting with the Stags Leap HOA on March 16th.
5. Approval of Minutes
- February 10th, 2017 Meeting Minutes - Action Item 2017-3-5 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Leingang, it was RESOLVED that the minutes from February 2017 be, and hereby are APPROVED as presented.
6. Financials
- Approve Financials – January 2017 - Action Item 2017-3-6 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Portman, it was RESOLVED that the financials from January 2017 be, and hereby are APPROVED as presented.
7. Board Member Items
- The Board welcomed new Board member, Jim Pyke, to the Board.
8. Director and Programs Reports
- None
9. Adjourn – 10:33am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
- None

Respectfully Submitted,
By: Kim Baugh

Secretary to the Meeting