

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00am, September 8<sup>th</sup>, 2017

1. Call to order – 9:03am
2. New Business
  - Elliott – 38 Cameron Place – Play Set – Action Item 2017-9-1 – The Elliotts presented plans for a playset that they have already installed. The DRC asked them to move it outside of the setback, which is 12.5 feet from the property line. After discussion and amendment, and upon motion made by Director Drummet and seconded by Director McNamara, it was RESOLVED that the application be, and hereby is APPROVED pending being moved out of the setback.
  - Homestead Valley HOA – 715 Edwards Village Boulevard – Paint Colors – Action Item 2017-9-2 – Teri Lester and Susan Kracklauer presented revised paint colors for their HOA. Five different colors schemes were presented for the seven homes. Hometead’s DRC stressed the importance of consistency within their sub-association, as are all other sub-associations in Homestead. After much discussion everyone agreed upon four color schemes in total, including the original color scheme from when the homes were first built. After discussion and amendment, and upon motion made by Director McNamara and seconded by Director Leingang, it was RESOLVED that the revised application be, and hereby is APPROVED, allowing four approved colors schemes in total including the original color.
  - Wolniak – 205 Creamery Trail – Remodel – Preliminary Action Item 2017-9-3 – The Wolniak’s presented preliminary plans for a remodel including new roofing, new paint colors, a roof deck, and adding a window well and stairs to their property. The DRC comments included concerns on the window well, stairwells and retaining wall that go into the building setback. Overall the DRC likes it conceptually, but asked if they could make changes to avoid building in the setback. After discussion and amendment, and upon motion made by Director Leingang and seconded by Director Drummet, it was RESOLVED that the application be, and hereby is TABLED.
  - Reynolds – 179 Hummingbird Trail – Remodel/Exterior Stairs – Preliminary Action Item 2017-9-4 – The Reynolds architect presented preliminary plans for a remodel including removing a gable and adding a deck above the garage and adding an exterior stairwell. The DRC had neighbor comments and concerns regarding the creation of a lockoff apartment. The DRC comments included asking if they would be willing to remove the exterior stairwell, they will require a survey, copy of ILC, site plan, construction management plan and lighting. After discussion and amendment, and upon motion made by Director Drummet and seconded by Director Leingang, it was RESOLVED that the application 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, September 8<sup>th</sup>, 2017

## ATTENDANCE:

Present Were Directors:

Katie DeMore	Alyson Leingang	Bill McNamara
Matt Drummet		

Also Signed In:

Tracy Erickson	Kim Baugh	Joanna Kerwin (by phone)
Teri Lester	Tori Elliott	Will Elliott
Susan Kracklauer	Michael Sanner	Brad Wolniak
Todd Goulding		

1. Call to order – 10:00am
2. Member Input
  - None
3. New Business
  - Eagle River Water and Sanitation District – Homestead Water Service – Informational Item 2017-9-1 – Diane Johnson and John McCaulley were present to discuss recent issues with the water service in Homestead. They have been having complaints of pressure issues and had an incident at the pump station that involved rapid draining on July 26. They have hired a forensic hydraulic engineer to complete a report and are working to fix any problems. They said they would provide homestead with a memo to provide to homeowners with more information for our next newsletter.
  - Eagle County Open Space – State Land Board Closure – Informational Item 2017-9-2 – Tracy Erickson gave an update on the State Land Board closure and administrative changes with Eagle County Open Space.
4. Matters Pending
  - Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2017-9-3 – Todd Goulding, ERFPD’s project manager, was present to discuss updates on the project, and will continue to attend board meetings throughout the project. The current ambulance/fire/mountain rescue teams plan to stay in place throughout the project. The district plans to break ground in about two weeks, and they are expecting the project to take 12-14 months to complete. They will move the construction fence off Homestead property and will install a man gate to access the ditch. They are piping the Dodd ditch with a three-foot diameter pipe and will maintain it, in perpetuity. Many easements will also be put in place including one for the bike path, post office access, ditch, and shared access for the ambulance district. Homestead asked that we are notified before the start of any maintenance/repairs to the ditch. Homestead also requested that they install the largest trees possible, like shown in renderings and promised by the District at a Homestead meeting.
5. Approval of Minutes
  - August 11<sup>th</sup>, 2017 Meeting Minutes - Action Item 2017-9-5 – After discussion and amendment, and upon motion made by Director Leingang and seconded by Director Drummet, it was RESOLVED that the August minutes be, and hereby are APPROVED as presented.

6. Financials
  - Approve Financials – July 2017 - Action Item 2017-9-6 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Leingang, it was RESOLVED that the financials from July 2017 be, and hereby are APPROVED as presented.
7. Board Member Items
  - None
8. Director and Programs Reports
  - None
9. Adjourn – 10:38am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Legal – Allen Access Easement – Informational Item 2017-9-4

Respectfully Submitted,  
By: Kim Baugh

Secretary to the Meeting