

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM, December 14th, 2018

1. Call to order – 9:05am
2. New Business
 - Jones – 115 Russell Trail – New Construction Preliminary - Action Item 2018-12-1 – The Jones’ architect presented preliminary plans for a new single-family residence at 115 Russell Trail. The DRC liked the improvements made from the last submittal, including adding some asymmetrical gables and shingles to the roof, and changes to the massing and height. The DRC stated that they will need a landscape plan for final submittal. After discussion and upon a motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the proposal be, and hereby is DENIED as presented (since it is Preliminary).
3. Member Input – DRC Issues – Old Business
 - None
2. Staff Reviewed
 - None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM, December 14th, 2018

ATTENDANCE:

Present Were Directors:

Erin Allen	Alyson Leingang	Matt Drummet
Cealy Fellman	Katie DeMore	Jim Pyke
Bill McNamara		

Also Signed In:

Tracy Erickson	Kim Baugh	Katherine Crew
Hans Berglund	Nate Jones	Lisa Cheesman

1. Call to order – 9:29am
2. Member Input
 - None
3. New Business
 - Nominating Committee – Give Direction/Set Meeting Date – Informational Item 2018-12-1 - - Three board members terms will be expiring in February, Director Allen, Director Drummet, and Director Fellman. Directors Allen and Fellman are interested re-running. Another homeowner, Katherine Smith, has also expressed interest in running for the Board. She plans to attend the January Board Meeting to introduce herself to the Board.
4. Matters Pending
 - Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2018-12-2 – Todd Goulding presented an update on the Edwards Fire Station progress. They have moved the administrative offices into the building. They plan to wrap up landscaping, screening, and the gate to highway 6 shortly. The Dodd ditch has passed

final inspection. Todd has done some research on the neighbors' request for window treatments on the large bay windows facing their homes. He is waiting for bids. They plan to install some type of shade to address the bright red lights affecting the neighbors. Additionally, they have turned off all exterior lights that are not required by code, and dimmed all other exterior lights to the minimum allowable to reduce the impact on the neighbors.

5. Approval of Minutes
 - November 9th, 2018 Meeting Minutes - Action Item 2018-12-2 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the November minutes be, and hereby are APPROVED as presented.

6. Financials
 - Approve Financials – October 2018 – Action Item 2018-12-3 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Allen, it was RESOLVED that the financials from October 2018 be, and hereby are APPROVED as presented.

7. Board Member Items
 - None

8. Director and Programs Reports
 - Directors Report – Capital Improvements 2019 - Information Item 2018-12-3

9. Adjourn – 9:44am

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting