

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM, June 8th, 2018

1. Call to order – 9:05am
2. New Business
 - Krueger – 118 Spring Creek Court – New Construction, Single Family Home – Action Item 2018-6-1. The Krueger’s architect, Rick Dominic, presented preliminary blueprints for a new single-family home at 118 Spring Creek Court. Bobby Ladd discussed the guidelines for new construction in the Homestead community and shared his concerns that the design may be too contemporary, the Board echoed his comments. After discussion and amendment, and upon a motion made by Director Leingang and seconded by Director Drummett, it was RESOLVED and hereby DENIED as presented as it was a Preliminary application.
 - Petersmeyer – 79 Hummingbird Trail – New Deck and stairs – Action Item 2018-6-2 Tracy Erickson Presented plans for a new deck expansion and the addition of stairs down to the ground. The deck and stairs are not near the setbacks. After discussion and amendment, and upon motion made by Director Allen and seconded by Director DeMore, it was RESOLVED that the plans be APPROVED as presented.
 - Boyes – 199 Russell Trail – Fence and Landscaping – Action Item 2018-6-3. Kathy Boyes further discussed improvements to the empty lot. The DRC was asked to approve a fence to prevent rampant trespassing, illegal dumping, and improper street parking near and upon the owner's property. The owner explained the liability issues that were of great concern to the owner and owner's legal counsel. The DRC was also aware of a potential issue with the owner's new fence impinging access to the Allen Easement and asked that any legal issues that came up were their responsibility. This issue was discussed at length with the owner. The owner acknowledged the potential liability to the holder of the Allen Easement. The owner said that they would do whatever was needed to prevent that, but that they had to take necessary steps to protect their property and reduce their liability to third parties. The DRC asked that the owner contact Mrs. Allen. The owner said they would think about it, but were advised by their counsel that such a step was not required. The DRC also asked that the owner review what is required from Mrs. Allen to put something in the easement, and they said that they would investigate that avenue. The owner's application, in consideration of this access issue, provided for a removable portion of the fence in a post-in-sleeve design. The owner indicated that this would make the fence easily removable so that access could be provided to the Allen Easement and that they would work with Mrs. Allen if she had issues with that. The DRC stressed that this removable component was a critical part of the design. The DRC was also aware that Mrs. Allen had previously experienced similar issues with trespass on her own Allen Easement, such that the HOA put up a sign and Mrs. Allen put up her own fence. Given these circumstances, it is believed that this hybrid approach (fence to deter trespassers, but with a means of access by the holder of the Allen Easement) would be a suitable and appropriate resolution of the issues experienced by both the owner and Mrs. Allen. The fence was approved with the required design component of a removable portion. After discussion and amendment, and upon motion made by Director Allen and seconded by Director DeMore, it was RESOLVED that the plans be APPROVED as presented.
 - Ohmstede – 94 Cameron Place – Roofing Materials – Action Item 2018-6-4. Tracy Erickson presented an architectural shingle, Malarchy Legacy, that the Ohmstede’s would like to use on their roofs. After discussion and upon a motion made by Director McNamara and seconded by Director Allen, it was RESOLVED the proposed shingles be APPROVED as discussed.
 - Spickelmier – 100 Arlington Place #3 – Deck and Landscaping – Action Item 2018-6-5. Tracy Erickson provided more details on the landscape proposal from Jay Spickelmier.

The Board stated that his request to access his property from our open space cannot be allowed because that property is under a conservation easement. After discussion and amendment, and upon motion by Director Allen and seconded by Director Drummet, it was RESOLVED that the plans be APPROVED as discussed by the board.

- Arnold – 220 Spring Creek Court – Fence – Action Item 2018-6-6. Tracy Erickson presented plans for a new fence to be installed in the back of the property. The location has been staked and surveyed. After discussion and amendment, and upon motion made by Director Allen and seconded by Director DeMore, it was RESOLVED that the plans be APPROVED as presented.

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3. Member Input – DRC Issues – Old Business

- None

4. Staff Reviewed

- Tracy Erickson presented possible shingles for roofing projects in Homestead. The Board discussed the importance of keeping with an architectural shingle that provides more durable material and will reduce insurance rates. The Board asked that approved shingles be added to the AS&G as they are approved.

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting

9:00 AM, June 8th, 2018

ATTENDANCE:

Present Were Directors:

Erin Allen	Bill McNamara	Alyson Leingang
Matt Drummet	Katie DeMore	

Also Signed In:

Tracy Erickson	Aimee Fisher	Bobby Ladd
John Krueger	Carol Krueger	Paul Dumas
Shawna Dumas	Rick Dominick	Todd Goulding
Paul Backes	Kathy Boyes	

1. Call to order – 9:50am

2. Member Input

3. New Business

- None

4. Matters Pending

- Eagle River Fire Protection District – Edwards Fire Station Construction – Action Item 2018-6-7 – Todd Goulding, ERFPD’s project manager, was present to give an update, noting that the project is still on schedule and things are going well. Todd discussed the locations where Fire Safety signs can be posted. He is requesting permission to add a sign on EVB on the HOA tract next to the station. The Board informed him that they would need permission from the Land Trust as the parcel has a conservation easement on it. There will be an open house for the community when the project is complete. After discussion, and upon a motion made by Director Allen and seconded by Director DeMore, it was RESOLVED and APPROVED that the HOA will allow the sign to be posted on HOA property once the District receives permission from the Land Trust.

5. Approval of Minutes
 - April 13th, 2018 Meeting Minutes - Action Item 2018-6-8 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the April minutes be, and hereby are APPROVED as presented.
 - May 11th, 2018 Meeting Minutes – Canceled - Information Item 2018-6-3
6. Financials
 - Approve Financials – March 2018 – Action Item 2018-6-9
 - Approve Financials – April 2018 – Action Item 2018-6-10. After discussion and amendment, and upon motion made by Director Allen and seconded by Director DeMore, it was RESOLVED that the financials from March and April 2018 be, and hereby are APPROVED as presented.
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7. Board Member Items
 - None
8. Director and Programs Reports
 - Tracy Erickson informed the Board of some capital improvement projects he is working on including resurfacing the indoor tennis courts. The pickleball court will be completed by the end of July. He also discussed Traffic Calming to encourage safety within Homestead.
9. Adjourn – 10:25am

Respectfully Submitted,
By: Aimee Fisher

Secretary to the Meeting