

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00 AM, November 9<sup>th</sup>, 2018

1. Call to order – 9:06am
2. New Business
  - Jones – 115 Russell Trail – New Construction Preliminary - Action Item 2018-11-1 – The Jones’ architect presented preliminary plans for a new single-family residence at 115 Russell Trail. The DRC stated concerns about the roof height, style and material. The DRC recommended they go with a more traditional gable roofline with shed accents, and a roofing material that is approved. Homestead does not allow all metal roofs. Neighbor input included concerns regarding the height, roofing material and massing in comparison to the neighboring houses. After discussion and upon a motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the proposal be, and hereby is DENIED as presented (since it is Preliminary).
  - Palmos – 77 Allen Circle – New Construction Preliminary - Action Item 2018-11-2 – The Palmos’ architect presented preliminary plans for a new single-family residence at 77 Allen Circle. The DRC stated concerns about the roof pitch and recommended a couple small changes to the driveway. After discussion and upon a motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the proposal be, and hereby is DENIED as presented (since it is Preliminary).
  - Wolniak – 205 Creamery Trail – Solar - Action Item 2018-11-3 – Brad Wolniak presented plans to install solar panels on back side of a standing seam shed roof. The DRC stated concerns about the panels being visible to the neighbors. Mr. Wolniak said that no neighbors will be able to see them. The DRC also brought up questions regarding the drainage issue that is still outstanding. Mr. Wolniak and his neighbor, Mr. Guy, are working with Intermountain Engineering to come up with a plan. They plan to place a temporary drainage cap on the pipe for the winter and will present final plans to be submitted in the spring of 2019. Lastly, the DRC requested to see a final site plan showing their project as built. After discussion and upon a motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the solar panels be, and hereby are APPROVED, to be flush mounted to the roofline. Drainage plans to be submitted in the Spring.
3. Member Input – DRC Issues – Old Business
  - None
2. Staff Reviewed
  - None

## HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting – General Ownership Meeting  
9:00 AM, November 9<sup>th</sup>, 2018

### ATTENDANCE:

#### Present Were Directors:

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

#### Also Signed In:

Tracy Erickson	Kim Baugh	Katherine Crew
Keegan Winkeler	Lisa Cheesman	Karl Lindlbauer
Anna Hochfilzer	Terry Palmos	Michael Pukas
Jeanette Brown		

1. Call to order – 10:02am
2. Member Input
  - An owner was present to discuss concerns over speeding and requested that Homestead staff investigate traffic calming devices. Tracy has been in touch with the Eagle County Sheriff and has requested additional patrols in the neighborhood. He suggested that the homeowner do the same.
3. New Business
  - 2019 Budget and Dues Level– 2019 Budget and Dues Level Approval - Action Item 2018-11-4 – This general ownership meeting is called to review the Budget. It was notice in accordance to Colorado Law. All owners were noticed by mail with the newsletter and the budget was posted online not closer than 10 days before this meeting or further out than 30 days before. At this meeting, unless a majority of the Owners veto the proposed budget, the proposed budget becomes the budget of the association. After discussion and upon a motion made by Director DeMore and seconded by Director Allen, it was RESOLVED that the Budget for 2019 be, and hereby is APPROVED.
4. Matters Pending
  - Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2018-11-1 – Todd Goulding presented an update on the Edwards Fire Station progress. They have moved station 12 crew out of the Ambulance District and are planning to move the administrative offices into the building on December 1, then closing out the contract. Neighbor input included concerns about excessive light coming from the bay windows on the west side of the building that is going into the neighboring homes. Todd said he has turned off the up-lighting on the sconces, but that they have to have lighting on the emergency exits, and that he would look into options for window treatments for the bay windows.
5. Approval of Minutes
  - October 12th, 2018 Meeting Minutes - Action Item 2018-11-5 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the October minutes be, and hereby are APPROVED as presented.
6. Financials
  - Approve Financials – September 2018 – Action Item 2018-11-6 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the financials from September 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 2018-11-2 – Tracy informed the Board that he is negotiating the contract to have the four exterior hard courts resurfaced over the summer of 2019.
9. Adjourn – 10:18am

Respectfully Submitted,  
By: Kim Baugh  
Secretary to the Meeting