

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM, February 8th, 2019

1. Call to order – 9:01am
2. New Business
 - Salter – 463 Edwards Village Blvd #B – New Construction/Remodel Primary - Action Item 2019-2-1 – The Salters architect presented preliminary plans for a remodel/addition to their duplex residence at 463 Edwards Village Blvd #B. Comments from Homestead's architect and DRC included that they are within their allowable square footage, the proposed driveway changes/curb cuts will need to be approved by Eagle County prior to Homestead approval, materials, landscaping and construction management plan will need to be provided at final submittal. Neighbor comments included questions on landscaping plan and limits of disturbance. After discussion and upon a motion made by Director Leingang and seconded by Director Allen, it was RESOLVED that the proposal be, and hereby is DENIED as presented.
3. Member Input – DRC Issues – Old Business
 - None
2. Staff Reviewed
 - None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM, February 8th, 2019

ATTENDANCE:

Present Were Directors:

Erin Allen	Alyson Leingang	Cealy Fellman
Katie DeMore	Bill McNamara	

Also Signed In:

Tracy Erickson	Kim Baugh	Nick Salter
Jeff Manley	Troy Jackson	Laura Sellards
Dave Sellards		

1. Call to order – 9:21am
2. Member Input
 - None
3. New Business
 - None
4. Matters Pending
 - Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2019-2-1 – Tracy Erickson gave an update on the Edwards Fire Station. He noted that representatives from ERFPD will attend our Annual HOA meeting to discuss fire safety and wildfire preparedness in the neighborhood.
 - Nominating Committee – Discuss Candidates – Informational Item 2019-2-2 – 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. No other potential candidates have come forward to express interest.

5. Approval of Minutes
 - January 11th, 2019 Meeting Minutes - Action Item 2019-2-2 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the January minutes be, and hereby are APPROVED as presented.

6. Financials
 - Approve Financials – December 2018 – Action Item 2019-2-3 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Fellman, it was RESOLVED that the financials from December 2018 be, and hereby are APPROVED as presented.
 - Approve Financials – 2018 Reviewed Financials – Action Item 2019-2-4 – After discussion and amendment, and upon motion made by Director DeMore and seconded by Director Fellman, it was RESOLVED that the 2018 Reviewed Financials be, and hereby are APPROVED as presented.
 - Resolution to Transfer Funds and Pay Down Loan – Action Item 2019-2-5 – After discussion and amendment, and upon motion made by Director McNamara and seconded by Director Leingang, it was RESOLVED that any excess funds from 2018 (cash basis) will be transferred from the operating account to the reserve account and the HOA will pay \$200,000 from the reserve account towards the remodel loan.

7. Board Member Items
 - None

8. Director and Programs Reports
 - Directors Report – None

9. Adjourn – 9:28am

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting