

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

9:00 AM, March 8th, 2019

1. Call to order – 9:03am
2. New Business
 - Salter – 463 Edwards Village Blvd #B – New Construction/Remodel Final - Action Item 2019-3-1 – The Salters architect presented final plans for a remodel/addition to their duplex residence at 463 Edwards Village Blvd #B. Since preliminary submittal, the Salters received approval from Eagle County for the additional curb cuts/driveway change and adjusted the landscaping to meet fire safety recommendations. After discussion and upon a motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the proposal be, and hereby is APPROVED pending final confirmation that Homestead’s architect’s comments have all been addressed and submittal of a \$7,500.00 performance bond.
 - Jackson – 463 Edwards Village Blvd #A – New Construction/Remodel Final – Action Item 2019-3-2 – Troy Jackson presented final plans for driveway and roof line changes in conjunction with the Salters remodel. After discussion and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the proposal be, and hereby is APPROVED 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, March 8th, 2019

ATTENDANCE:

Present Were Directors:			
Erin Allen	Katherine Smith	Cealy Fellman	
Jim Pyke	Bill McNamara	Matt Drummet	
Also Signed In:			
Tracy Erickson	Kim Baugh	Nick Salter	
Jeff Manley	Troy Jackson		

1. Call to order – 9:20am
2. Member Input
 - None
3. New Business
 - Elect Board Positions – Action Item 2019-3-3 – After discussion and amendment, and upon motion duly made by Director Fellman and seconded by Director Smith, it was RESOLVED that Director Allen be, and hereby is appointed to be the Board President. After discussion and amendment, and upon motion duly made by Director Fellman and seconded by Director Smith, it was RESOLVED that Director Pyke be, and hereby is appointed to be the Vice President. After discussion and amendment, and upon motion duly made by Director

- Allen and seconded by Director Smith, it was RESOLVED that Director Fellman be, and hereby is appointed to be the Board Treasurer.
- Appoint Board of Directors to the DRC – Action Item 2019-3-4 – After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Fellman, it was RESOLVED that the Board of Directors be and hereby are appointed to the Design Review Committee.
 - Appoint New Board Member to Vacant Board Position – Action Item 2019-3-5 - After discussion and amendment and upon motion duly made by Director Fellman and seconded by Director McNamara, it was RESOLVED that Matt Drummet be, and hereby is appointed to the vacant Director position left by the resignation of Director DeMore.
 - Nominating Committee – Appoint for 2020 Board Member Election – Action Item 2019-3-6 – After discussion and amendment, and upon motion duly made by Director Fellman and seconded by Director Smith, it was RESOLVED that Erin Allen be and hereby is appointed to the Nominating Committee for the 2020 Board Member Election.
4. Matters Pending
- Eagle River Fire Protection District – Edwards Fire Station Construction – Informational Item 2019-3-1 – Tracy Erickson gave an update on the Edwards Fire Station. He noted that the station still has the bright red lights on at night. He will speak to Todd Goulding about it to see if they are still moving forward with the plan to install some type of screening or shade.
5. Approval of Minutes
- February 8th, 2019 Meeting Minutes - Action Item 2019-3-7 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the February minutes be, and hereby are APPROVED as presented.
6. Financials
- Approve Financials – January 2019 – Action Item 2019-3-8 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the financials from January 2019 be, and hereby are APPROVED as presented.
7. Board Member Items
- None
8. Director and Programs Reports
- Directors Report – Tracy Erickson informed the Board that he has heard about two potential upcoming development proposals adjacent to Homestead. The first proposal is called Edwards River Park with a proposed 600 units located across highway 6 in lower Homestead. The second potential proposal is for Tract T, which is located above the Edwards Corner/Edwards Commercial Park. This potential development is in very early stages. Tracy will keep up to date and inform the Board of any updates.
9. Adjourn – 9:31am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting