

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

9:00 AM, July 12th, 2019

1. Call to order – 9:02am
2. New Business
 - Wolniak – 205 Creamery Trail – Landscaping Plan – Action Item 2019-7-1 – The DRC has sent several notifications to the Wolniaks requesting that they work with Homestead and adhere to our submittal and approval process. They are currently in non-compliance. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Pyke, it was RESOLVED that the Wolniaks are to submit detailed landscaping plans to scale, with current condition photos, current survey, and drainage plans completed by a certified professional complying with section 2.4 of our Declarations. The plans must include Tract F. The plans must be submitted by the July 26th submittal deadline and have neighbor notification for the August meeting.
 - Guy – 773 Homestead Drive – Landscaping Plan – Action Item 2019-7-2 – The DRC has requested that the Guys work with Homestead and adhere to our submittal and approval process. They are currently in non-compliance. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Pyke, it was RESOLVED that the Guys are to submit detailed landscaping plans to scale, with current condition photos, current survey, and drainage plans completed by a certified professional complying with section 2.4 of our Declarations. The plans must be submitted by the July 26th submittal deadline and have neighbor notification for the August meeting.
 - Estes – 128 Castle Peak Lane – Exterior Remodel, Landscaping Changes, Driveway Expansion – After discussion and amendment, and upon motion duly made by Director Leingang and seconded by Director Fellman, it was RESOLVED that the Estes' plans be and hereby are APPROVED pending final decision on dry stack or decorative concrete retaining wall material to be submitted to Tracy Erickson.
3. Member Input – DRC Issues – Old Business
 - None
2. Staff Reviewed
 - Harding – 76 Lindsay Trail – New Fence and Deck Installation - Information Item 2019-7-1
 - Arlington Place Association – Siding Replacement – Information Item 2019-7-2
 - Jones – 115 Russell Trail – Changes to Plans, New Boulder Wall, Expanded Lawn Area - Information Item 2019-7-3
 - Reynolds – 595 Homestead Drive – Fence - Information Item 2019-7-4
 - Loeff – 10 Cassidy Place – Deck Addition - Information Item 2019-7-5
 - Arnold – 220 Spring Creek Court – Tree Installation, Playhouse Screening - Information Item 2019-7-6

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting

9:00 AM, July 12th, 2019

ATTENDANCE:

Present Were Directors:

Erin Allen

Alyson Leingang

Cealy Fellman

Jim Pyke

Bill McNamara

Also Signed In:
Tracy Erickson
Scott Allen

Kim Baugh
Todd Oppenheimer

Michael Guy
Brad Wolniak

1. Call to order – 9:54am
2. Member Input
 - None
3. New Business
 - Mootz – Unapproved Work, Damage to HOA Open Space, Damage to Dodd Ditch – Informational Item 2019-7-7 – Tracy Erickson explained the unapproved work to the Board and announced that our attorney is working directly with Mr. Mootz. Homestead has required submittal of plans by July 26th deadline to be on the agenda for the August DRC Meeting.
 - Sullivan – Foreclose Resolution – Action Item 2019-7-4 -- The Board of Directors (the "Board") of The Homestead Owners Association, Inc. (the "Association") hereby gives notice by this formal Resolution that the Board has authorized the filing of a legal action against Timothy Patrick Sullivan to (1) collect unpaid assessments in connection with his ownership of 151 Miele Lane, Unit B, Edwards, Colorado 81632, Edwards, Colorado 81632 (the "Property"); (2) foreclose on the assessment lien held by the Association against the Property; and (3) to take any other and further legal actions as may deemed necessary and/or appropriate by the Board in consultation with the Association's counsel. This Resolution is made pursuant to C.R.S § 38-33.3.-316(11)(a)(II).
4. Matters Pending
 - None
5. Approval of Minutes
 - May 10th, 2019 Meeting Minutes - Action Item 2019-7-5 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the May minutes be, and hereby are APPROVED as presented.
6. Financials
 - Approve Financials – April 2019 – Action Item 2019-7-6 – After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from April 2019 be, and hereby are APPROVED as presented.
 - Approve Financials – May 2019 – Action Item 2019-7-7 – After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from May 2019 be, and hereby are APPROVED as presented.
7. Board Member Items
 - None
8. Director and Programs Reports
 - Directors Report – Informational Item 2019-7-8 – Tracy Erickson gave the Board an update on the Edwards Riverpark development, and has heard rumors of a possible employee housing development on Tract T, above Edwards Corner. He will have another update at the August board meeting.
9. Adjourn – 10:42am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - None

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting