

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM, August 9th, 2019

1. Call to order – 9:03am
2. New Business
 - Mootz – Unapproved Work, Damage to HOA Open Space, Damage to Dodd Ditch – Informational Item 2019-8-1 – Mr. Mootz was present to explain the work he has done on his property, on HOA open space and on the Dodd ditch. After being notified that he is in violation he has had a survey completed, is working with a landscape architect, and will notify neighbors and submit final plans by the August 30th submittal deadline to be included on the September meeting agenda.
 - Wolniak – 205 Creamery Trail – Landscaping Plan – Action Item 2019-8-1 – Mr. Wolniak submitted detailed landscaping plans, current condition photos and drainage plans completed by a certified professional complying with section 2.4 of our Declarations as requested. He was missing a current stamped survey including Tract F. The DRC requested that Mr. Wolniak include more detail on his plans, especially of the drainage, move the hot tub onto the existing deck, and move the outdoor speakers to be attached to the house. The DRC notified Mr. Wolniak that Tract F must be returned to the original condition as shown on plans from 2017, asked him to remove stairs shown on Tract F, and the fire pit from his lot. The DRC requested final plans including a schedule showing the project timeline be submitted by August 30th. They are still in non-compliance, and there will be a hearing at the September 13th meeting. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Fellman, it was RESOLVED that the Wolniaks plans be and hereby are DENIED as presented.
 - Guy – 773 Homestead Drive – Landscaping Plan – Action Item 2019-8-2 – Mr. Guy submitted detailed landscaping plans, current condition photos, current survey, and drainage plans completed by a certified professional complying with section 2.4 of our Declarations, as requested. The DRC encouraged Mr. Guy to reconsider the landscape plan, specifically the density and size of landscaping near the property line. They also requested clarification on the height of the fence, and requested the pergola be removed. The DRC requested final plans including a schedule showing the project timeline be submitted by August 30th. They are still in non-compliance, and there will be a hearing at the September 13th meeting. After discussion and amendment, and upon motion duly made by Director Leingang and seconded by Director Fellman, it was RESOLVED that the Guys plans be and hereby are DENIED as presented.
 - RAL Architects – 31 Remington Trail – Changes to Approved Plans – Action Item 2019-8-3 – Bobby Ladd presented a few slight changes to the previously approved plans including addition of an accent roof, addition of sliding glass doors, and a change to the siding material to a wood product for accent walls. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Fellman, it was RESOLVED that the plans be and hereby are 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, August 9th, 2019

ATTENDANCE:

Present Were Directors:

Erin Allen

Alyson Leingang

Cealy Fellman

Jim Pyke

Matt Drummet

Katherine Smith

Also Signed In:

Tracy Erickson

Kim Baugh

Michael Guy

Mike Mootz

1. Call to order – 10:54am
2. Member Input
 - None
3. New Business
 - Sullivan – Lien Sale – Informational Item 2019-8-2 – Tabled until September meeting.
4. Matters Pending
 - None
5. Approval of Minutes
 - July 12th, 2019 Meeting Minutes - Action Item 2019-8-4 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the July minutes be, and hereby are APPROVED as presented.
6. Financials
 - Approve Financials – June 2019 – Action Item 2019-8-5 – After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from June 2019 be, and hereby are APPROVED as presented.
7. Board Member Items
 - None
8. Director and Programs Reports
 - Directors Report – Capital and Reserve Expenditures – Informational Item 2019-8-3
9. Adjourn – 11:21am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Mootz – Legal Action – Informational Item 2019-8-4

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting