

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM, September 13th, 2019

1. Call to order – 9:52am
2. New Business
 - Wolniak – 205 Creamery Trail – Landscaping Plan – Action Item 2019-9-1 – Mr. Wolniak removed the steps from the Homestead Tract as requested. The DRC requested that the Wolniaks remove the walkway from the plans and confirm the dry well exists. If the dry well doesn't exist the DRC will require them to create one. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director McNamara, it was RESOLVED that the Wolniaks plans be and hereby are APPROVED subject to the following conditions; the walkway must be removed from the plans, the dry well must be confirmed, or installed if it can't be confirmed, and the project must be completed this fall.
 - Guy – 773 Homestead Drive – Landscaping Plan – Action Item 2019-9-2 – Mr. Guy submitted updated landscaping plans, with removal of the deck and pergola. He also checked in with Eagle County on wildfire mitigation requirements. Neighbor comments included concerns that the Guys plans did not meet the Eagle County wildfire inspection or county requirements. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Fellman, it was RESOLVED that the Guys plans be and hereby are APPROVED subject to the following conditions; the project must be completed this fall & Homestead DRC recommended adjusting the tree placement to meet the Eagle County wildfire requirements.
 - Oppenheimer – 781 Homestead Drive – Landscaping Plan and Pergola - Action Item 2019-9-3 – After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Pyke, it was RESOLVED that the Oppenheimers landscape plans be and hereby are APPROVED subject to the following conditions; the project must be completed this fall.
 - Pyke – 98 Castle Peak Lane – Deck and Landscaping Changes - Action Item 2019-9-4 – After discussion and amendment, and upon motion duly made by Director McNamara and seconded by Director Fellman, it was RESOLVED that the Pykes deck and landscape plans be and hereby are APPROVED as presented.
 - Jones – 115 Russell Trail – Retaining Wall Changes - Action Item 2019-9-5 – The Jones have made unapproved changes to their plans. The DRC requested that the Jones have a new survey, have a civil engineer create a drainage plan, show where drainage is daylighting and that they move retaining wall out of the drainage setback. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director McNamara, it was RESOLVED that the Jones plans be and hereby are DENIED as presented.
3. Member Input – DRC Issues – Old Business
 - Mootz – Unapproved Work, Damage to HOA Open Space, Damage to Dodd Ditch – Action Item 2019-9-6 – Mr. Mootz presented his final plans, had a survey completed and is waiting on a letter from the Dodd Ditch Company confirming payment by Mr. Mootz of the invoice to repair the damage he caused. After discussion and amendment, and upon motion duly made by Director McNamara and seconded by Director Pyke, it was RESOLVED that the plans be and hereby are APPROVED subject to the DRC receiving a copy of the letter from the Dodd Ditch Company.
2. Staff Reviewed
 - None

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Regular Board of Directors Meeting

9:00 AM, September 13th, 2019

ATTENDANCE:

Present Were Directors:

Erin Allen	Alyson Leingang	Cealy Fellman
Jim Pyke	Erin Allen	Katherine Smith
Bill McNamara		

Also Signed In:

Tracy Erickson	Kim Baugh	Paul Dumas
Donnie Maurello	Ray Cheesman	Carrie Dill
Stephen Bossart	Tom Newpower	Betty Newpower
Sara McNeill	Gail Flesher	Joanna Kerwin
Terry Lester	Steve Kerby	Nancy Kerby
Bob Bailey	Chris Neuswanger	Shawna Dumas
Darcy Buster	Kevin Kuebert	Rebekah Gehman
Jens Werner	Mark Asoian	Don Welch
Sandy VanDeventer	Pete VanDeventer	Craig Bruntz
Ed Marzec	Karen Gilbert	Laurie Kleisinger
Shelly Jarnot	Kris Miller	

1. Call to order – 9:05am
2. Member Input
 - Remonov Development Tract T – Informational Presentation 9:00AM-9:45AM
Appointment - Informational Item 2019-9-1 – Makenzie Mueller presented plans for a proposed development on Tract T in Edwards consisting of 263 single and double occupancy units. There will be three unit types that will be 180 to 300 square feet. Many people had questions about the additional traffic impact to Edwards, long and short term rental policies, locals versus visitors living in the units, if rooms could be rented out like a hotel, pricing and many more. The project application was scheduled to be submitted to Eagle County later in the day.
3. New Business
 - Sullivan – Lien Sale – Action Item 2019-9-7 – Tabled until October meeting.
4. Matters Pending
 - None
5. Approval of Minutes
 - August 9th, 2019 Meeting Minutes - Action Item 2019-9-8 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the August minutes be, and hereby are APPROVED as presented.
6. Financials
 - Approve Financials – July 2019 – Action Item 2019-9-9 – After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from July 2019 be, and hereby are APPROVED as presented.
7. Board Member Items
 - None

8. Director and Programs Reports
 - Directors Report – Capital and Reserve Expenditures – None
9. Adjourn – 11:07am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Mootz – Legal Action – Informational Item 2019-9-2

Respectfully Submitted,
By: Kim Baugh
Secretary to the Meeting