

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00 AM, February 14<sup>th</sup>, 2020

1. Call to order – 9:03am
2. New Business
  - Palmer – 25 Cassidy Place – New Construction Single Family – Informational Item 2020-2-1 – The Palmer’s architect presented plans for a new single-family residence at 25 Cassidy Place. The DRC and staff architect had several questions including asking for clarification on the space above the garage, basement, driveway and landscaping. The DRC recommended changes to the composition as a whole, window placement, and asked for more detail on the roofing and trim facia. They also recommended working with Eagle County Wildfire on landscape plans. After discussion and upon a motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the proposal be, and hereby is DENIED, as presented since it was the preliminary review.
3. Member Input – DRC Issues – Old Business
  - None
4. Staff Reviewed
  - None

# HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting  
9:00 AM, February 14<sup>th</sup>, 2020

## ATTENDANCE:

### Present Were Directors:

Jim Pyke	Erin Allen	Cealy Fellman
Matt Drummet	Alyson Leingang	

### Also Signed In:

Tracy Erickson	Kim Baugh	Glenn Palmer
Meriwether Palmer	Joanna Kerwin	

1. Call to order – 9:28am
2. Member Input
  - Joanna Kerwin expressed thanks to Tracy Erickson for composing a letter to Morgan Landers regarding Homestead’s stance on the proposed Hive development in Edwards.
3. New Business
  - The Hive – Edwards Area Development – Board Comment – Informational Item 2020-2-2 – The Board discussed the proposed Hive development and the letter that Tracy Erickson sent in to Morgan Landers with Eagle County planning, regarding the project.
4. Matters Pending
  - Nominating Committee – Report – Informational Item 2020-2-3 – Tracy Erickson announced that both Matt Drummet and Jim Pyke are both interested in re-running for the Board.

5. Approval of Minutes
  - January 10th, 2020 Meeting Minutes - Action Item 2020-2-1 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the January minutes be, and hereby are APPROVED as presented.
  
6. Financials
  - Approve Financials – December 2019 – Action Item 2020-2-2 – After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Pyke, it was RESOLVED that the financials from December 2019 be, and hereby are APPROVED as presented.
  - Review Financials – 2019 Reviewed Financials – Informational Item 2020-2-4 – Tracy Erickson presented the 2019 reviewed financials to the Board to look over and ask questions.
  - Resolution to Transfer Funds to Reserve and Pay Down Loan – Action Item 2020-2-3 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the excess funds of \$154,015 from 2019 (reviewer provided amount) will be transferred from the operating account to the reserve account and the HOA will pay \$100,000 from the reserve account towards the remodel loan.
  
7. Board Member Items
  - None
  
8. Director and Programs Reports
  - Directors Report – Capital and Reserve Expenditures – None
  
9. Adjourn – 10:10am
  
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Mootz – Legal Action – Informational Item 2020-2-5

Respectfully Submitted,  
By: Kim Baugh  
Secretary to the Meeting