

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM July 10th, 2020
(Noticed and Attended as Zoom Meeting)

Agenda

1. Call to order – 9:06am
2. New Business
 - Kruszewski – 122 Lindsay Trail – Addition Single Family, Final – Action Item 2020-7-1 – The Kruszewskis presented final plans for an addition to their single family home. Homestead’s staff architect, Bobby Ladd, noted there are some discrepancies in what is shown on the plans, and requested additional detail of window and column locations, as well as retaining wall dimensions and detail, noting no problems with the concept or square footage. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the addition be, and hereby is APPROVED subject to final review by Bobby Ladd and Tracy Erickson to verify all staff report items have been addressed.
 - Fisher – 18 Cameron Place – Roofing Variance – Action Item 2020-7-2 – Donna Fisher presented plans to install roofing brand not listed in Homesteads guidelines, on her home. This is a variance from what is allowed in Homestead. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Pyke, it was RESOLVED that the roof variance be, and hereby is APPROVED.
 - Guy – 773 Homestead Drive – Landscaping – Action Item 2020-7-3 – Mike Guy presented landscape plans for his property. Two neighbors commented and requested that the Guys move serviceberries, lilacs and maple tree locations. Mike agreed to move the serviceberries and lilacs. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that the landscaping be, and hereby is APPROVED including the changes requested by the Oppenheims.
 - Wolniak – 205 Creamery Trail – Landscaping Update – Informational Item 2020-7-1 – Brad Wolniak gave an update on his landscaping progress stating that he is waiting for sod and hoping to finish by October. The Design Review Committee requested a hearing be scheduled for the August meeting, to solidify final plans including a timeline, as their landscaping has been delayed significantly since completion of their remodel project.
3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)
 - Hearing – Jones – 115 Russell Trail – Violation of Construction Time – Action Item 2020-7-4 – The DRC has received complaints on construction times, noise, parking, and construction completion schedule from adjacent neighbors on this project. The Jones apologized and said they would adhere to all HOA policies going forward. Additionally, they said they are very near completion and will share their contact info with neighbors so that they can communicate directly.
 - Hearing – Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans – Action Item 2020-7-5 – The DRC has received complaints on this project, including significant grading and drainage changes to approved plans. The DRC requested a report from a geotechnical engineer showing changes made without approval are acceptable and stable, as well as a new site plan showing any changes to the previously approved plans including new grading, drainage and how they are planning to mitigate erosion.
 - Hearing (Requested to BOD Email) – DRC Enforcement Photo Taking – Salter – Information Item 2020-7-2 – The Board of Directors received an email complaint from the Salters regarding photo taking of their property. The DRC explained that photos are regularly taken of many properties throughout the neighborhood as is standard practice in many HOA’s to document violations.

2. Staff Reviewed

- Jones – 44 Lindsay Trail – Garage Doors - Informational Item 2020-7-3
- Lipson – 243 Gold Dust – Paint - Informational Item 2020-7-4
- Trueblood – 679A Edwards Village Boulevard – Deck Patio - Informational Item 2020-7-5
- Grabowski – 454 Edwards Village Boulevard – Solar - Informational Item 2020-7-6
- Zurbay – 85 Remington Trail – AC Unit - Informational Item 2020-7-7

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM July 10th, 2020
(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Directors:

Erin Allen	Cealy Fellman	Alyson Leingang
Katherine Smith	Jim Pyke	

Also Signed In:

Tracy Erickson	Kim Baugh	Bobby Ladd
MaryAnn Redmond	Stacy Sadler	Kris Miller
Nick Salter	Mike Guy	Lynn Guy
Mike MacNamara	Brad Wolniak	Zak Grabowski
Sharman Green	Lisa Cheesman	Joanna Kerwin
Bryan Johnson	Nate Jones	Donna Fisher
Glen Palmer	Hans Berglund	Graham Frank
Tiffany Weinreich	Jane Hall	S. Dirvonas
Rick Pylman	Brian Flemming	John Sours

1. Call to order – 11:01am

2. Member Input

- Homestead Court Club – Mask Requirement While Inside Working Out – Action Item 2020-7-7 – The Board discussed the possibility of requiring masks while inside the Club, but ultimately decided to wait on this until a Health Authority requires it.
- Joanna Kerwin discussed the Edwards Riverpark Development and the upcoming hearing at Eagle County. The Board choose not to publicly comment on this project, as it is outside our PUD, but many of the Board members said they would personally send in their comments and try to attend the upcoming hearing.

3. New Business

- Homestead Covenant Enforcement – Policy Review – Informational Item 2020-7-8 – The Board opened discussion on the following covenants: parking on streets and right-of-ways, boats/RVs/campers/trailers, garbage cans, animal control and speeding. Many owners were present to give their opinions. The Board would like to come up with solutions that find a balance between the wants and needs of owners, while still protecting property values and ensuring safety throughout the neighborhood. Many viewpoints and ideas for solutions were shared. The general consensus was that parking is a major problem, the HOA may need to offer a little longer window to allow boats/RVs/campers/trailers time to load and unload, Tracy will work on trying to consolidate trash pickup to one day throughout the neighborhood, animal control continues to be a problem and is not enforceable by the HOA, speeding is another big issue that the HOA cannot enforce. The Board plans to continue this discussion at the August Board meeting, inviting Eagle County Animal Control to join in the discussion and help with solutions.

4. Matters Pending
 - None
5. Approval of Minutes
 - June 12th, 2020 Meeting Minutes - Action Item 2020-7-8 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented.
6. Financial
 - Approve Financials – May 2020 - Action Item 2020-7-9 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Pyke, it was RESOLVED that the financials from May 2020 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
 - Director's Report – Tracy Erickson gave the Board an update on how the Club is handling COVID-19, new policies, procedures and safety precautions that are in place.
8. Adjourn – 12:55pm
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - None
10. Re-convene meeting
11. Adjourn