

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00 AM August 14<sup>th</sup>, 2020  
(Noticed and Attended as Zoom Meeting)

## Agenda

1. Call to order – 9:05am
2. New Business
  - Allen – 125 Creamery Trail – Air Conditioner – Action Item 2020-8-1 – Erin Allen presented plans to install an air conditioner, noting plans to also install a compressor sound blanket and head pressure control to help reduce the noise. Neighbor comments included concern about noise level and requesting some type of landscape screening. The DRC discussed, noting they felt the Allen had considered the noise level and were taking steps to reduce noise. After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Smith, it was RESOLVED that the air conditioner be, and hereby is APPROVED as presented.
  - Kipp – 118 Spring Creek Court – Fence – Action Item 2020-8-2 – Tracy Erickson presented the Kipps plans to install a 3-rail split rail fence on their property, noting the Kipps are following all HOA requirements. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Pyke, it was RESOLVED that the fence be, and hereby is APPROVED as presented.
  - Hill – 483 Edwards Village Boulevard – Metal Roofing – Action Item 2020-8-3 – Justin Hill presented plans to install a standing seam metal accent roof above his garage. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Pyke, it was RESOLVED that the roof be, and hereby is APPROVED as presented.
  - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans – Action Item 2020-8-4 – At the July meeting the Design Review Committee requested the Salters provide a report from a geotechnical engineer 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. So far the DRC has not received a report from a geotechnical engineer or any updated drainage or grading plans. The DRC also noted that the Salters have installed stairs in the setback and attached speakers to their house. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the plans be, and hereby are DENIED as presented. The DRC requested the Salters provide updated plans to show what is built including the steps in the setback, a topographical survey showing existing landscape and grade, provide a drainage study showing an engineered solution for collection of water and mitigation for the steep back hill area, and provide photos of the speakers that were installed.
3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)
  - Wolniak – 205 Creamery Trail – Landscaping Update – Information Item 2020-8-1 – Brad Wolniak was present to give an update on his landscaping. His sod and plantings have been installed and his project is now complete.
4. Staff Reviewed
  - Dobrot – 869 Gold Dust – Landscaping - Informational Item 2020-8-2
  - Fleischman – 388 Edwards Village Blvd. – Roof - Informational Item 2020-8-3
  - Griffith – 161 Remington Trail – Paint - Informational Item 2020-8-4

# HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting  
9:00 AM August 14<sup>th</sup>, 2020  
(Noticed and Attended as Zoom Meeting)

## ATTENDANCE:

Present Were Directors:

Erin Allen	Cealy Fellman	Bill McNamara
Katherine Smith	Jim Pyke	Matt Drummet

Also Signed In:

Tracy Erickson	Kim Baugh	Joanna Kerwin
Bobby Ladd	Kris Miller	Justin Hill
Nick Salter	Kevin Kuebert	Brad Wolniak
Mike MacNamara	Pat MacNamara	Tania Landauer
Nathan Lehnert	Shiloh Liska	Stephanie Uberbaker
Dudley Irwin	Steve Shanley	Louise Willimann
John Neal	Christine Freedman	

1. Call to order – 10:00am
2. Member Input
  - None
3. New Business
  - None
4. Matters Pending
  - Eagle County Animal Services / Homestead Animal Policy – Policy Review – (10:00am Appt.) Information Item 2020-8-5 – Nathan Lehnert from Eagle County Animal Services was present to discuss the Eagle County's plan to bring codes up to date and unify the valley with consistent animal control code throughout. They plan to make an interactive map to show where pets are allowed off leash and asked for input from Homestead on areas that can be designated for pets to be allowed off leash. Many neighbors were present to give input both for and against pets being allowed off leash on streets, sidewalks, and open space/trails. He will come back to the Board once the policy is finalized, early 2021.
  - Homestead Covenant Enforcement – Policy Review – (10:30am Appt.) Information Item 2020-8-6 – The Board and many members were present to continue discussion on covenant enforcement. Topics discussed were on street parking, garbage cans, speeding and pickleball court usage. Tracy Erickson announced that he has been working with Eagle County Sheriff's Department on increasing patrols for speeding and other traffic violations and has installed no parking signage throughout the neighborhood. He also announced that any parking comments should be directed to the Eagle County Sheriff non-emergency number. The HOA will consider animal policy signage once Eagle County has determined the new codes for the Valley. As far as garbage cans go, the HOA will increase community notification through our newsletter and constant contact and will take comments/photos from neighbors to address owners individually as needed. A few neighbors were present to express concerns over pickleball use/noise/parking. One owner suggested a taller fence with a lock, and another owner would prefer not to have a taller fence, but possibly some landscaping. For now the HOA will increase signage stating policies requiring reservations prior to use and will ask the front desk staff to remind players of the policies in place to protect the nearby owners.
5. Approval of Minutes

- July 10th, 2020 Meeting Minutes - Action Item 2020-8-5 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Smith, it was RESOLVED that the July minutes be, and hereby are APPROVED as presented.
6. Financial
    - Approve Financials – June 2020 - Action Item 2020-8-6 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from June 2020 be, and hereby are APPROVED as presented.
  7. Director and Programs Reports
    - Director's Report – COVID 19 Update – Information Item 202-8-7 – 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 – 12:03pm
  9. Executive Session: Contract and Legal Negotiations; Personnel Issues
    - None
  10. Re-convene meeting
  11. Adjourn