

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00 AM September 11, 2020  
(Noticed and Attended as Zoom Meeting)

## Agenda

1. Call to order – 9:06am
2. New Business
  - Kruszewski – 122 Lindsay Trail – Addition Single Family, Primary – Action Item 2020-9-1 – Bryan Johnson presented plans for his clients’ addition. Homesteads architectural consultant noted that the plans are very close to the maximum allowable square footage, and suggested a surveyor calculate the existing square footage, as their current ILC doesn’t include the garage or laundry areas, to make sure they are staying within the allowable amount. He also noted that the window configuration has changed from what is existing but is not shown as a change on the plans. He requested they show details of existing and proposed for final submittal. After discussion and amendment, and upon motion made by Director Leingang and seconded by Director Fellman, it was RESOLVED that the preliminary plans be, and hereby are DENIED as presented. Final submitted plans should show correct windows and have a surveyor verify the square footage.
3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)
  - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Hearing – Action Item 2020-9-2 – At the August meeting the Design Review Committee 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. So far the DRC has not received these items. Tracy Erickson proposed this issue be sent to Homesteads attorney. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Leingang, it was RESOLVED that Homesteads attorney will notify the Salters with the next steps they need to take to get approval of their project, including turning in the requested items, noting the Salters will be responsible for any attorney fees, to be taken out of their performance bond after a hearing.
4. Staff Reviewed
  - Bergund – 42 Castle Peak Lane – Roof - Informational Item 2020-9-1
  - Uihlein – 41 Spring Creek Court – Fence - Informational Item 2020-9-2
  - McGlasson – 71 Lathrop Lane – Roof - Informational Item 2020-9-3
  - Haytmanek – 1077 Gold Dust – Landscaping - Informational Item 2020-9-4
  - Jones – 115 Russell Trail – Changes to Approved Plans, Speakers and Tree Heights - Informational Item 2020-9-5

# HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting  
9:00 AM September 11, 2020  
(Noticed and Attended as Zoom Meeting)

**ATTENDANCE:** Present Were Directors:

Erin Allen  
Jim Pyke

Cealy Fellman  
Alyson Leingang

Katherine Smith

Also Signed In:  
Tracy Erickson  
Joanna Kerwin  
Roger Pack  
Paul Dumas  
Kim Nyhaus

Kim Baugh  
Bryan Johnson  
Zak Grabowski  
Grant Smith

Jens Werner  
Gabe Shalley  
Bobby Ladd

1. Call to order – 9:43am
2. Member Input
  - Cheesman – Pool Lift – Informational Item 2020-9-6 – Tracy Erickson notified the Board that Lisa Cheesman requested a pool lift be installed. Tracy is looking into different ADA options and plans to order and install a lift as soon as possible. There was also discussion regarding potentially installing an additional railing on the side of the steps to assist in entering the pool. Tracy explained this would need to be something done when the pool is drained next spring, so he will reconsider the additional railing at that point.
  - Joanna Kerwin was present to discuss her email and request to the Board that they follow all Homestead policies and step up to say something when they notice a violation in the neighborhood. She asked that the Board be the example to neighbors.
  - Roger Pack was present to discuss the sudden noise impact of the pickleball court. He and his wife requested that the pickleball court be removed. He said he was never notified of its installation and the noise is impacting their quality of life. The Board agreed there needs to be more discussion on this topic and will include this on the October meeting agenda.
3. New Business
  - Hive – Edwards Area County Referral Request – Information Item 2020-9-7 – Jens Werner was present to announce changes made to this proposed development including lowering the height, reducing the length of the building and reducing the total number of units. Jens also announced the developers will be hosting open houses soon and welcomed any interested community members join in to learn more about this development.
  - Speed Study – Edwards Village Boulevard – Information Item 2020-9-8 – Tracy Erickson discussed the speed study and findings, noting some potential errors that need to be addressed. He is researching a radar sign and trailer for the neighborhood. An owner, Zak Grabowski, who is a structural engineer, said the roads in Homestead were not designed for the high volume of vehicles driving in our neighborhood and requested additional striping to designate the shoulders. Tracy mentioned that the roads in Homestead are owned and maintained by Eagle County. He suggested a partnership between Eagle County, Edwards Metro District and Homestead to fund and complete any traffic calming. Tracy said he would reach out to Eagle County and Edwards Metro District and asked that owners reach out as well.
  - Emergency Exit Point – Hummingbird Filing 2 – Information Item 2020-9-9 – Tracy Erickson explained that the HOA owns two tracts that could connect to Lariat Loop but are landlocked by one parcel owned by the Edwards Point HOA. He is working with the Eagle River Fire Protection District to work on access. This item will be on the November meeting agenda for an update from the Fire District.
4. Matters Pending
  - Homestead Covenant Enforcement – Policy Review – (10:00am Appt.) Information Item 2020-9-10 – The Board and many members were present to continue discussion on covenant enforcement. Board President Allen will be compiling the discussions over the last few months for the Board to review next month. She would also like to create a DRC FAQ page showing when you need approval, when you do not, what steps you need to take to

get approval, what happens if you do not follow the steps, commonly approved variances, etc. She offered to take on this task to present at the November meeting.

5. Approval of Minutes
  - August 14th, 2020 Meeting Minutes - Action Item 2020-9-3 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the August minutes be, and hereby are APPROVED as presented.
6. Financial
  - Approve Financials – July 2020 - Action Item 2020-9-4 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from July 2020 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
  - Director’s Report – COVID 19 Update – Information Item 2020-9-11 – 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.
  - Board Member Input – Smith – Covenant Survey – Information Item 2020-9-12 – Director Smith would like to gather a pulse on the community through a survey. The other board members suggested Director Smith draft an idea of specific questions she would like to ask with a clear understanding of her goals for the community in mind. This item will be discussed at the November meeting.
8. Adjourn – 12:03pm
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - None
10. Re-convene meeting
11. Adjourn