

HOMESTEAD OWNERS ASSOCIATION INC.

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

Agenda

1. Call to order – 9:05am
2. New Business
 - Kruszewski – 122 Lindsay Trail – Addition Single Family, Primary – Action Item 2020-10-1 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Smith, it was RESOLVED that the preliminary plans be, and hereby are DENIED as presented because the required document was not submitted.
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 September meeting the Design Review Committee voted to send this unresolved project to Homesteads attorney who notified the Salters of the next steps to receive approval of their project, noting the Salters will be responsible for any attorney fees, to be taken out of their performance bond after a hearing. Nick Salter was present to notify the DRC that he is trying to get all the requested items together for the DRC to review and is still waiting on an engineer, and that he will submit them as soon as possible. The item was tabled by the applicant.
4. Staff Reviewed
 - None

HOMESTEAD OWNERS ASSOCIATION INC.

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

ATTENDANCE:

Present Were Directors:

Erin Allen	Cealy Fellman	Katherine Smith
Matt Drummet	Alyson Leingang	Bill McNamara

Also Signed In:

Tracy Erickson	Kim Baugh	Karl Bauer
Joanna Kerwin	Nick Salter	Kris Miller
Grant Smith	Zak Grabowski	Gabe Shalley
Todd Goulding		

1. Call to order – 9:09am
2. Member Input
 - Joanna Kerwin was present to give an update on the Edwards Riverpark development. She said that the Eagle County Planning Commission is moving forward with the project and that it will be seen in front of the County Commissioners next. That meeting will be held on December 8, 2020.

- Kris Miller was present to ask what the board can do about the Edwards Riverpark development. The board has not received a lot of input one way or another but would still like to keep the community informed with information on meetings, which will be posted to the HOA website. Kris also asked about the Adopt-A-Trail group and if there are any plans to work on Homesteads trails, and about any updates on the Hive development. The Board addressed her questions.

3. New Business

- Fire District – Ballot Measure Issue A – Information Item 2020-10-4 – Fire Chief Karl Bauer was present to provide information and answer any questions regarding this ballot measure.

4. Matters Pending

- Homestead Covenant Enforcement – Policy Review – (10:00am Appt.) Information Item 2020-10-5 – The Board and many members present continued the discussion on covenant enforcement. After many months of discussion, the Board came to an agreement to adjust the Trailer/RV/Snowmobile Parking policies to define “loading and unloading” as:
 - The resident must notify the General Manager prior to parking any of these items in their driveway if they plan to leave them for 4 hours or more.
 - If parking for 4 hours or less, no notification is required.
 - After notification, the resident may leave it there for up to 48 hours maximum.
 - After the 48 hours, the RV/Boat/Trailer/Snowmobile/Etc. must leave the driveway for at least 48 hours.
 - Parking of these items will only be allowed no more than 8 days per month total, with no more than 48 hours per notification to the DRC.

After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the new parking RV/Boat/Trailer/Snowmobile/Etc policy be, and hereby is APPROVED.

The Board also discussed a graduated fine schedule as follows for DRC/covenant violations:

- 1st offense: Resident notified of violation and scheduled for a hearing in front of the DRC for owner education.
- 2nd offense: Automatic \$250 fine + DRC hearing scheduled
- 3rd offense: Automatic \$500 fine + DRC hearing scheduled
- 4th offense: HOA attorney will take over
- This will apply to all violations within a 12 month period

After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the graduated fine schedule be, and hereby is APPROVED.

The Board noted that any parking/speeding violations shall be reported to the Eagle County Sheriff and any Animal Control issues shall be reported to Eagle County Animal Control.

Board input also included discussion on updating the Architectural Standards and Guidelines, which will take a lot of time and money, as these will need extensive revisions to be drafted by an attorney. Lastly, the board discussed the possibility of separating the board and DRC. This discussion will continue at the November board meeting.

- Speed Study – Edwards Village Boulevard – Information Item 2020-10-6 – Tracy Erickson discussed the speed study and findings, reiterating that roads in Homestead are owned and maintained by Eagle County. Homestead did purchase a radar trailer for the neighborhood. One owner also discussed a “Safe Routes to School” program with Eagle County that may be able to partner with us for additional funds and safety measures. Tracy Erickson encouraged neighbors to get involved with Eagle County and Edwards Metro District, noting an upcoming EMD meeting on Thursday, October 15.
 - Emergency Exit Point – Hummingbird Filing 2 – Information Item 2020-10-7 – Tracy Erickson is continuing to work with the fire protection district, explaining they have been very busy so he doesn’t have any updates yet.
 - Pickleball Court – Discussions – Informational Item 2020-10-8 – Tracy Erickson announced that we will be closing the pickleball court soon and will put this item on the General Meeting agenda so we can get more input and have discussion with more owners.
5. Approval of Minutes
- September 11th, 2020 Meeting Minutes - Action Item 2020-10-3 - 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 – August 2020 - Action Item 2020-10-4 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Allen, it was RESOLVED that the financials from August 2020 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
- Director’s Report – COVID 19 Update – Information Item 2020-10-9 – 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 – Survey – Information Item 2020-10-10 – Director Smith requested a community survey. Other board members had mixed feelings, but the majority of the Board and staff felt the timing isn’t right to send a survey now.
 - Board Member Input – Allen – DRC Application Information Page – Informational Item 2020-10-11 – Director Allen offered to create a draft DRC application information page with frequently asked questions and examples of projects that are generally staff approved, as long as there are no neighbor objections. Director Allen will work on a draft of this for discussion at the November meeting.
8. Adjourn – 12:03pm
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- None
10. Re-convene meeting
11. Adjourn