

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM February 12, 2021
(Noticed and Attended as Zoom Meeting)

Agenda

1. Call to order – 9:05am
2. New Business
 - Goulding – 220 Gold Dust Drive – Remodel & Garage Switch – Action Item 2021-2-1 – Todd Goulding presented his remodel plans including rotating the garage door to face Gold Dust Drive, expanding and enclosing their porch by six feet to create a larger entry, and adding a window in the dining room. Neighbor input included one neighbor who had concerns with the new dining room window and front door locations. The Goulding’s offered to add four evergreen trees on that side to help screen the changes. Homestead’s architect noted concern regarding the feasibility of accessing the new garage and ensuring the Goulding’s meet Homesteads requirement for four parking spaces. He also requested detail on materials, colors, railing on deck, photos of existing, detail on how proposed changes will relate to what is existing, a stamped copy of the survey, and a vehicle movement study showing proposed garage is usable for final submittal. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Leingang, it was RESOLVED that it the proposal be, and hereby is DENIED, as presented.
 - Cusworth – 123 Spring Creek Court – New Construction – Action Item 2021-2-2 – The Cusworth’s architect presented plans for a new single family home at 123 Spring Creek Court. There was no neighbor input. Homestead’s architect had many comments and suggestions including breaking up the retaining walls and changing material (as Homestead DRC guidelines do not allow for exposed concrete), working to blend landscaping with neighboring lots, consider roofline, as Homestead guidelines discourage flat roof elements and require a 12 inch overhang, and blending the front of the house for a more cohesive look as it looks like two structures. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Smith, it was RESOLVED that it the proposal be, and hereby is DENIED, as presented.
 - Pylman – 45 Creamery Trail – Landscaping – Action Item 2021-2-3 – Rick Pylman presented plans to update their landscaping with a goal to reduce water consumption and move some plant materials away from their house. They also requested approval to add some retaining walls and one parking space. Neighbor comments included emailed support. After discussion and amendment, and upon motion duly made by Director Allen and seconded by Director Pyke, it was RESOLVED that the proposal be, and hereby is APPROVED, as presented.
3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)
 - None
4. Staff Reviewed
 - Gordon – 231 Gold Dust – Garage Door – Informational Item 2021-2-1
 - Harty – 28 Remington Trail – New Doors – Informational Item 2021-2-2

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM February 12, 2021
(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Directors:

Erin Allen	Alyson Leingang	Katherine Smith
Bill McNamara	Jim Pyke	

Also Signed In:

Tracy Erickson	Kim Baugh	Joanna Kerwin
Kris Miller	Greg ??	Bobby Ladd
Chad Cusworth	Matt McMullen	Rick Pylman
Todd Goulding	Wendy Goulding	Gabe Shalley
Grant Smith		

1. Call to order – 10:36am
2. Member Input
 - An owner was present to discuss concern with dogs harassing wildlife near the fox den in the Homestead gully. The Board announced that they can't require leashes in that area, but that we can put up some signage notifying hikers of wildlife in the area.
 - An owner emailed the Board to notify them they were banned from the Club, due to harassment and not properly wearing a mask, and would like to be allowed back in as soon as possible. The Board agreed that there should be a policy in place for the amount of time that a member is banned. They decided that the first offense will be 90 days, and if a second offense is to occur, they will be banned until the mask mandate has been lifted.
 - Lastly, an owner requested that all annual meeting attendees show first and last name on their screen, and that the Board members are on video.
3. New Business
 - Trails 2021 – Discuss ECOS Plans – Informational Item 2021-2-4 – Director Allen requested we invite ECOS to present their plans at an upcoming meeting. Director McNamara stated that he would like to remain involved as a part of the open space trail conversation.
4. Matters Pending
 - Emergency Exit Point – Hummingbird Filing 2 – Information Item 2021-2-5 – Tracy Erickson is continuing to work with the fire protection district on this item.
 - Pickleball Court – Discussions – Informational Item 2020-2-6 – This item will be placed on the General Meeting agenda so we can get more input and have discussion with additional owners.
 - DRC Committee – Interested Members – Information Item 2021-2-7 – Tracy announced that he has had a number of interested parties reach out to him. He will ask them to attend the March board meeting.
 - Nominating Committee Chair – Annual Meeting Candidates – Informational Item 2021-2-8 – Tracy Erickson announced that Director Leingang and Director McNamara's terms are expiring and that they are not re-running. Joanna Kerwin and Jason Sica are interested in running for the Board.
5. Approval of Minutes
 - January 8, 2021 Meeting Minutes - Action Item 2021-2-4 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director McNamara, it was RESOLVED that the January minutes be, and hereby are APPROVED as presented.
6. Financial
 - Approve Financials – December 2020 - Action Item 2021-2-5 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Smith, it

was RESOLVED that the financials from December 2020 be, and hereby are APPROVED as presented.

- Reviewed Financials – 2020 Reviewed Financials – Informational Item 2021-2-9 – The board reviewed the draft 2020 Reviewed Financials that will be presented at the annual meeting.
- Resolution to Transfer Funds to Reserve – Action Item 2021-2-6 – After discussion and amendment, and upon motion made by Director Allen and seconded by Director Drummet, it was RESOLVED that the excess funds of \$195,377 from 2020 (Review Accountant provided amount) will be transferred from the operating account to the reserve account.

7. Director and Programs Reports

- Director's Report – COVID 19 Update – Information Item 2021-2-10 – Tracy Erickson gave the board an update on how the Club is handling COVID-19, including plans to try to get front line staff/childcare worker vaccinations as soon as possible, and plans for changes should we move to yellow phase. The board stated that they will review easing restrictions in the yellow phase at the next meeting.

8. Adjourn – 11:22am

9. Executive Session: Contract and Legal Negotiations; Personnel Issues

- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Hearing – Information Item 2021-2-11

10. Re-convene meeting

11. Adjourn