

# HOMESTEAD OWNERS ASSOCIATION INC.

## Design Review Committee & Board Meeting

May 14, 2021

(Noticed and Attended as Zoom Meeting)

### ATTENDANCE:

Present Were DRC Members:

Alyson Leingang	David McWilliams	Tali Fagenblat
Laura Nash Zwiebach		

Present Were Board Directors:

Erin Allen	Katherine Smith	Bill McNamara
Cealy Fellman	Joanna Kerwin	Jason Sica

Also Signed In:

Tracy Erickson	Kim Baugh	Carrie Dill
Kris Miller	Tinsley Cusworth	Chad Cusworth
Matt McMullen	Gabe Shalley	Caroline Leonardo
John Lee	Elizabeth Luciano	Troy Jackson
Bobby Ladd	Marc Wentworth	Greg Ciluzzi
Justin Hill	Wendy Goulding	

### DRC Meeting

1. Call to order – 9:02am
2. New Business
  - Cusworth – 123 Spring Creek Court – New Construction – Action Item 2021-5-1 – The Cusworth’s architect, Matt McMullen, presented final plans for their new residence noting changes since the last presentation include eliminating some of the concrete retaining, adding boulders to conceal some of the concrete retaining, adjustments to the roof line and materials. They requested permission to use a board foam concrete pattern to create a wood look on their retaining, install irrigation and landscaping in an easement and install some retaining into a small portion of the building setback. Homestead’s architect, Bobby Ladd, provided comments including that we have never approved a board foam concrete pattern and concerns if the subs can provide the quality expected, he also suggested looking into stepping back concrete retaining walls to be 4 feet or less and softening the retaining walls with landscaping in between, and noted that the owners must acknowledge putting anything into an easement is at their own risk and expense, should the easement need to be accessed in the future, One neighbor was present and said he was ok with the design. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash Zwiebach, it was RESOLVED that the project be and hereby is APPROVED pending details requested by the staff architect and submittal of a \$7,500 performance bond are received by staff prior to construction.
  - Lee – 161W Russell Trail – Fence – Action Item 2021-5-2 – John Lee presented his plans for a split rail fence along his rear and side property lines. One neighbor opposed the proposal siting concerns about property values and open views. Homestead’s staff architect, Bobby Ladd, noted that Eagle County views duplex lots as separate property lines, and that Homestead does allow fences on rear and side property lines. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Tali Fagenblat, it was RESOLVED that the project be and hereby is APPROVED with suggestions to work with neighbors to install some additional landscaping.
  - Hill – 483 Edwards Village Boulevard – Landscaping and Fence – Action Item 2021-5-3 –Justin Hill presented plans to extend their existing split rail fence to the back property line on both

sides of the duplex, and to add landscaping and a sitting area on the east side of the duplex. Noting the fences will match existing, mirror each other and there will be no grade change. The DRC had concerns regarding the grading and the fence on the west side, as it was shown to connect to a fence in front of the house. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED contingent on the plans for the fence on the west side changing to connect to the home versus the front yard, and that if there is any grading work the needs to be done the owners will come back to the DRC for approval.

- Luciano – 58 Allen Circle – Window Replacement, Landscaping and Deck – Action Item 2021-5-4 – Elizabeth Luciano presented plans to replace all windows in their home with vinyl clad windows, replacing their deck with like for like, adding steps and a small area of railing with horizontal balusters. The DRC would prefer that the replacement deck balusters match the existing deck above, or that the Lucianos update the deck balusters on the upper deck to match the new balusters below. Elizabeth said she would discuss that possibility with her husband. After discussion and amendment, and upon motion duly made by Laura Nash Zwiebach and seconded by Alyson Leingang, it was RESOLVED that the project be and hereby is APPROVED with caveat that the Lucianos consider matching balusters for the decks.
- Ciluzzi – 17 Spring Creek Court – Solar – Action Item 2021-5-5 – Greg Ciluzzi presented plans to install 22 flush solar panels on the south side of his roof. The DRC requested the utility boxes and conduit be painted to match the house and the disconnect and utility meter be enclosed. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED noting the utility boxes and conduit be painted to match the house.
- Leonardo – 10 Freemont – Deck – Action Item 2021-5-6 – Caroline Leonardo presented plans to enlarge their deck and install a pergola and some landscaping. Noting there will be no grading changes, the trellis and stucco will match the house color. They received positive neighbor input. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash Zwiebach, it was RESOLVED that the project be and hereby is APPROVED pending any unexpected grading changes be approved by the DRC prior to construction.
- McNeill – 59 Creamery Trail – Deck Railings – Action Item 2021-5-7 – The McNeills are proposing to remove existing deck railing and replace with metal railings. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED as presented.
- Goulding – 220 Gold Dust Drive – Standing Seam Roof Accent – Action Item 2021-5-8 – The Goulding are proposing to add a small accent area of standing seam roof. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED as presented.

3. Member Input – DRC Issues – Old Business – Hearings (Required and Requested)

- None

4. Staff Reviewed

- Neal – Castle Peak Townhomes – Deck – Informational Item 2021-5-1

### Board Meeting

1. Call to order – 10:22am

2. DRC – Hearings (Required and Requested) / Compliance Issues / Report

- None

3. Member Input

- One member was present to discuss the Eagle County Open Space "L" stating that the gate at the parking lot is still broken. The member also had questions and concerns on the new open space rules regarding leashing dogs.
  - Another member who sits on the Eagle County Animal Services committee suggested we ask people to keep dogs on leash until up higher on trails and away from the parking lot/fox den/etc.
  - The Board agreed to make new signage to notify people of the fox den in the area and ask people keep their dogs on leash while in the area.
  - Another member had comments on cars parking on the street near Park De Clarke and possible solutions.
  - Lastly a member provided an update on the Mtn. Hive development, noting that the project has been tabled for a fifth time. The member also mentioned that the Edwards recycling center is considering moving to the Edwards Field House.
4. New Business
- None
5. Matters Pending
- Trails Committee – Mission and Board Goals – Informational Item 2021-5-1 – The Board discussed forming the trails committee at the June meeting and Board member McNamara agreed to be the Board representative.
  - Emergency Exit Point – Hummingbird Filing 2 – Information Item 2021-5-2 – Tracy Erickson has notified neighbors that the property is scheduled to be surveyed and that he is working with tract owners to create a safe secondary emergency exit point.
  - Pickleball Court – Discussions – Informational Item 2021-5-3 – Tracy Erickson gave an update on how the new pickleball policies are working, noting that there have been no complaints yet, and just one complaint regarding basketball use.
5. Approval of Minutes
- April 9, 2021 Meeting Minutes - Action Item 2021-5-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Fellman, it was RESOLVED that the April minutes be, and hereby are APPROVED as presented.
6. Financial
- Approve Financials – March 2021 - Action Item 2021-5-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Smith, it was RESOLVED that the financials from March 2021 be, and hereby are APPROVED as presented.
7. Director and Programs Reports
- Director's Report – COVID 19 Update – Restriction and Club Policy Review – Information Item 2021-5-4 – Tracy Erickson gave the board an update on how the Club is handling COVID-19 and discussed following CDC recommendations and Eagle County Public Health guidelines. After discussion and amendment, and upon motion made by Director McNamara and seconded by Director Smith, it was RESOLVED that Homestead begin allowing guests again. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that Homestead continue to follow Eagle County Public guidelines, noting that fully vaccinated individuals will no longer be required to wear masks inside the Club. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Smith, it was RESOLVED that the guest fees be, and hereby are raised to \$10 per child and \$20 per adult.
8. Adjourn – 11:25am
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Information Item 2021-5-5

10. Re-convene meeting
  - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Information Item 2021-5-5. After discussion and amendment, and upon motion made by Director Allen and seconded by Director Kerwin, it was RESOLVED that Homestead authorize our Attorney to file a lawsuit to gain compliance from the Salters.
11. Adjourn