

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

July 8, 2022

(Noticed and Attended as Zoom Meeting)

## ATTENDANCE:

Present Were DRC Members:

Alyson Leingang                      David McWilliams                      Dylan Friday

Also Signed In:

Tracy Erickson	Kim Baugh	John Huemoller
Jenny Bush	Erin Allen	Cealy Fellman
Joanna Kerwin	Kris Miller	Ian Nichols
Brad Jones	Nick Brinkman	Todd Oppenheimer
Dan Fletcher	Corinne	Lisa Cheesman
Rita Gale	Sarah Robinson	Steve Evans

1. Call to order – 9:02am

2. New Business

- Fletcher – 119 Lindsay Trail – Addition - Action Item 2022-7-1 – The Fletchers architect presented plans to add a new 800 square foot basement to their home. Homesteads staff architect requested to see more detail including what is existing, as they are very close to their maximum allowable square footage, also noting that the entrance from the outside can be construed as a lock off entrance, and lock offs are not allowed. The DRC requested more information on square footage measurements, breakdown calculation for FAC and a building section of the garage space for final submittal. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Dylan Friday, it was RESOLVED that the proposal be and hereby is DENIED as presented.
- Bush – 783 Gold Dust Drive – Deck change, AC addition, Trees – Action Item 2022-7-2 – Jenny Bush presented plans to change the deck railing, install an AC condenser under the front entrance stairs and paint the house. The DRC said the new deck railing design is nice, the AC condenser location is fine, as long as no neighbors have noise complaints, and the paint colors are very monochromatic. The DRC requested she adjust the paint colors to include a lighter stucco color. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the plans for the AC unit and new deck railing, be and hereby are APPROVED as presented, noting that the owner may have to provide screening for AC should there be any noise complaints. The paint color change to be staff approved by Tracy Erickson at a later date.
- Oppenheimer – 781 Homestead Drive – Privacy fence, tree removal, pathway – Action Item 2022-7-3 – Todd Oppenheimer withdrew his request for the privacy fence, and Tracy Erickson said he could staff approve the pathway and tree removal.
- Gale – 87 Creamery Trail – Hot Tub – Action Item 2022-7-4 – The Gales presented plans to install a hot tub. There were no neighbor comments. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the plans for the hot tub, be and hereby are APPROVED as presented, noting that the owner may have to provide screening at a later date should there be any noise complaints.
- Dumas – 91 Spring Creek Court – Paint – Action Item 2022-7-5 – The Dumas presented plans to paint their home. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the plans be and hereby are APPROVED as presented.
- Robinson – 1070 Gold Dust Drive – Front door and Paint – Action Item 2022-7-6 – Sarah Robinson presented plans to paint their home and install a new front door. After discussion

and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the plans be and hereby are APPROVED as presented.

3. Approval of Minutes

- June 10, 2022 DRC Meeting Minutes – Action Item 2022-7-7 – After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the June minutes be, and hereby are APPROVED as presented.

4. Member Input – DRC Issues – Old Business

- The DRC briefly discussed the Architectural Standards and Guidelines requirements on turf grass in the community and addressed the need for changes considering the importance of water conservation. The DRC will continue to discuss this and plan to make necessary changes.

5. Staff Reviewed

- None

6. Adjourn – 9:35am