

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

August 12, 2022

(Noticed and Attended as Zoom Meeting)

## ATTENDANCE:

Present Were DRC Members:

Alyson Leingang	David McWilliams	Laura Nash-Zwiebach
Tali Fagenblat		

Also Signed In:

Tracy Erickson	Kim Baugh	Bobby Ladd
Barb Wahle	Keegan Bast	Maddie Bast
Vigi Rangaswami	Ann Evans	Susi Livran
John Stearns	Brad Jones	Cealy Fellman
Corinne	Dan	Delfina Darquier
Geos Laptop	Kris Miller	Mitchell Lampert
Patti Dixon	Raymond Kim	Michael Jackson
Carrie Dill	Katherine Smith	Steve Kerby

1. Call to order – 9:00am

2. New Business

- Livran – 252 Gold Dust Dr. – New SF Construction – Action Item 2022-8-1 – The Livran’s architect presented plans for a new single-family home at 252 Gold Dust Drive. Homestead’s architect and DRC comments included that the garage is at risk of encroaching the easement, concerns about maneuvering vehicles in the driveway, fence encroachment would be at the owners risk, roof material and pitch clarification is needed, scale and pattern of windows to be revisited, square footage above garage may be counted in total calculation. One neighbor was present and requested a meeting to discuss the fence. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is DENIED as presented.
- Fletcher – 119 Lindsay Trail – Addition - Action Item 2022-8-2 – The Fletchers architect presented plans to add a new 800 square foot basement to their home. Homesteads staff architect noted that there is a small discrepancy in the lot area square footage listed by Eagle County, making the plans slightly over the maximum allowable square footage. He also mentioned the grid pattern on the proposed windows is different than what is currently installed and requested material detail on the new garage door. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash Zwiebach, it was RESOLVED that the proposal be and hereby is APPROVED pending staff approval of final drawing showing clarification that FAR meets requirement, window placement, new window pattern and style.
- Person – 90 Arlington Place C-3 – Deck – Action Item 2022-8-3 – The Person’s are proposing to install a deck and do a modification to the roof support. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the plans be and hereby are APPROVED as presented.
- Letovska – 213 Miele Lane – Deck, Driveway Expansion – Action Item 2022-8-4 – The Letovska’s presented plans to add a hammerhead to their driveway, remove trees and install a new staircase off their existing deck. The DRC had concerns about snow from the sidewalk plowing hitting cars in the hammerhead and would like to see the plans to scale. After discussion and amendment and upon motion duly made by Director Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the plans be and hereby are APPROVED, pending submittal of a new site plan to scale for review of the hammerhead. Tree removal and new railing approved as presented.

- Bast – 149 Miele Lane – Fence – Action Item 2022-8-5 – The Basts presented plans to install a fence. The DRC requested the fence match the neighboring fences and that a gate be installed to allow access from the front. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the plans for the fence, be and hereby are APPROVED, noting that a gate will be added.
  - Rangaswami – 52 Andover Trail A – Hot Tub – Action Item 2022-8-6 – The Rangaswamis presented plans to install a hot tub, natural gas grill and fire pit. Neighbor comments included concerns whether the flagstone patio could support the hot tub and concerns regarding short term renters using the hot tub and fire pit and making noise. The DRC had discussion on the noise complaints from this property, and asked what type of grill and fire pit are proposed. The owners stated the hot tub will be for personal use only and will be locked and not available for any renters. The proposed grill and fire pit would be natural gas. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by David McWilliams, it was RESOLVED that the hot tub plans be and hereby are APPROVED as presented, the grill plans be and hereby are APPROVED as presented. The fire pit plans are DENIED as presented.
  - Lampert – 548 Gold Dust Drive – Hot Tub – Action Item 2022-8-7 – The Lamperts presented plans to install a concrete slab and hot tub. The DRC discussed the possibility of noise complaints. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the plans be and hereby are APPROVED, with the condition that it come back to the DRC should there be any noise complaints in the future.
  - Redmond – 128 Creamery Trail – AC, Solar – Action Item 2022-8-8 – The Redmonds presented plans to install air conditioning and solar. The DRC discussed the air conditioning, noting there is no screening in the plans. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the plans be and hereby are APPROVED, with the condition that all conduit is painted to match the house and that they may have to install screening of the AC unit should there be any noise complaints in the future.
3. Approval of Minutes
- July 8, 2022 DRC Meeting Minutes – Action Item 2022-8-9 – After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Laura Nash-Zwiebach, it was RESOLVED that the July 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 – 10:06am