

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
September 9, 2022

## ATTENDANCE:

Present Were DRC Members:

Alyson Leingang	David McWilliams	Laura Nash-Zwiebach
Tali Fagenblat	Dylan Friday	

Also Signed In:

Tracy Erickson	Kim Baugh	Bobby Ladd
Mark Scully	Joanna Kerwin	Julie Engerman
Listle Isaacs	Rebekah Gehman	Susi Livran
Jay Livran	Andrew Cryer	Grace Cryer
Cealy Fellman		

1. Call to order – 9:00am
2. New Business
  - Livran – 252 Gold Dust Dr. – New SF Construction – Action Item 2022-9-1 – The Livran’s architect presented plans for a new single-family home at 252 Gold Dust Drive. Homestead’s architect and DRC comments included a suggestion to make the hammerhead bigger in the driveway, suggestion to work with ERFPD on non-combustible barrier around the house, concerns about grading and drainage, screening exterior utilities and solar conduit, need for clarification on square footage calculation in the garage, fence encroachment would be at the owners risk, roof material and pitch clarification is needed, scale and pattern of windows to be revisited. 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 Approved as presented, with items and issues staff reviewed at time of final submittal for building permit.
  - Cryer/Ramey – 237 Remington Trail – New SF Construction - Action Item 2022-9-2 – The Cryer/Rameys’ architect presented plans for a new single family home at 237 Remington Trail. Homestead’s staff architect encouraged them to work with a civil engineer that knows Eagle County well, to look into wildfire risk and work with Eric Lovgren at Eagle County, make sure they can meet the Homestead DRC guidelines of at least 50% wood siding on the exterior. DRC comments included a suggestion to look into other living roofs in the valley and maybe consider a backup plan if the roof doesn’t work out, questions about exposed concrete, roof variance, they requested more detail on final materials, and suggested they look into other contemporary homes that have been approved in Homestead. One neighbor was present and had concerns about variances, driveway and obstruction of view. The DRC asked that the next meeting also be preliminary. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Tali Fagenblat, it was RESOLVED that the proposal be and hereby is DENIED as presented.
  - Bush – 783 Homestead Drive – AC Addition – Action Item 2022-9-3 – The Bush’s are proposing an AC addition to their home. After discussion and amendment, and upon motion duly made by Alyson Leingang and seconded by Dylan Friday, it was RESOLVED that the plans be and hereby are APPROVED as presented.
  - Spanel – 999 Gold Dust – Deck, Pergola, Doors, Land – Action Item 2022-9-4 – The Spanel’s are proposing to add a deck, pergola, doors, and landscaping. After discussion and amendment and upon motion duly made by Alyson Leingang and seconded by Dylan Friday, it was RESOLVED that the plans be and hereby are APPROVED, as presented.
3. Approval of Minutes
  - August 12, 2022 DRC Meeting Minutes – Action Item 2022-9-5 – This item was TABLED

4. Member Input – DRC Issues – Old Business
  - None
5. Staff Reviewed
  - None
6. Adjourn – 10:09am