

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

January 12, 2024

ATTENDANCE:

Present Were DRC Members:

Dylan Friday
Greg Sands

David McWilliams

Laura Nash-Zwiebach

Also Signed In:

Tracy Erickson

Kim Baugh

Greg Fedeczko

Glen Palmer

Brandt Olsen

Joanna Kerwin

Sam Thurston

Scott Wilson

Michael Current

Kenton Krohlow

1. Call to order – 9:00am
2. New Business
 - Beck – 210 Gold Dust Drive – Remodel, New Construction – Action Item 2024-1-1 – The Beck’s architect presented plans for an extensive remodel to enlarge and renovate their home. Homestead’s architect, Bobby Ladd, said everything looks good, but requested detail on exterior lighting to ensure that it is dark sky compliant. Neighbor input included a comment on where the Becks plan to store their port-o-potty during construction. The architect ensured that it would be on the opposite side of the construction site. After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is APPROVED, pending confirmation that the exterior lighting is dark sky compliant.
 - Homestead Meadow – 500 Homestead Drive – Roof Change – Action Item 2024-1-2 – Representatives from Homestead Meadow presented a request for approval for one of their buildings to remain with a concrete tile roof, versus asphalt shingles, that the other buildings have, due to an emergency repair and the costs associated with it. The DRC discussed and determined that this is an unforeseen circumstance and that the change is barely noticeable, however if there are to be significant repairs (covering more that 50% of the roof) done to this roof in the future they would like to see it replaced to match the other buildings. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Laura Nash-Zwiebach, it was RESOLVED that the request be and hereby is APPROVED, with the stipulation above regarding repairs and replacement to match other buildings in the future.
3. Approval of Minutes
 - November 10, 2023 DRC Meeting Minutes – Action Item 2024-1-3 – After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the November minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
 - None
5. Staff Reviewed
 - None
6. Adjourn – 9:24am