

# HOMESTEAD OWNERS ASSOCIATION INC.

## Design Review Committee Meeting

June 14, 2024

### ATTENDANCE:

Present Were DRC Members:

Tali Fagenblat	Dylan Friday	David McWilliams
Laura Nash-Zwiebach	Greg Sands	

Also Signed In:

Tracy Erickson	Kim Baugh	Alyson Leingang
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1. Call to order – 9:00am
2. New Business
  - Weinreich – 139 Spring Creek Court – Remodel, New Construction – Action Item 2024-6-1 – Alyson Leingang presented plans for an extensive remodel, noting that the exterior siding will match existing and the new roof area will be a 2/12 pitch. There were no neighbor comments. The DRC requested a construction management plan to be submitted prior to the start of the project, and also requested that all construction parking be on the Weinreich’s driveway. After discussion and amendment, and upon motion duly made by David McWilliams and seconded by Laura Nash-Zwiebach, it was RESOLVED that the proposal be and hereby is APPROVED, pending the construction management plan.
  - VanCuren – 170 Arlington Place A3 – Deck – Action Item 2024-6-2 – Tracey VanCuren is proposing to install a new deck. Her HOA has approved her plans and there are no neighbor comments. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Dylan Friday, it was RESOLVED that the request be and hereby is APPROVED as presented.
  - Boyes – 202 Russell Trail – Fence – Action Item 2024-6-3 – The Boyes’ are proposing to install a 3 rail split rail fence with screening on the interior of the fence to keep dogs in. They have had their property surveyed and there are no neighbor comments. After discussion and amendment, and upon motion duly made by Laura Nash-Zwiebach and seconded by Greg Sands, it was RESOLVED that the request be and hereby is APPROVED as presented.
  - O’Brien – 13 Freemont – Railing – Action Item 2024-6-4 – The O’Brien’s are proposing to install a new railing system on their deck. There were no neighbor comments. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Tali Fagenblat, it was RESOLVED that the request be and hereby is APPROVED as presented.
  - Dale – 89 Creamery Trail – AC – The Dale’s are proposing to install an AC unit. The DRC requested the Dales install some type of enclosure or manufacturer accessories to reduce sound, and to verify sound proofing with staff prior to installation. 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 conditions listed above regarding sound reduction.
  - HB – 24-1091 – Fire Hardened/Resistant Building Materials – Cement Siding – Informational Item 2024-6-1 – Tracy Erickson notified the DRC of a new bill that allows homeowners to install fire hardened materials regardless of DRC guidelines.
3. Approval of Minutes
  - January 12, 2024 DRC Meeting Minutes – Action Item 2024-6-6 – After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the January minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
  - None

5. Staff Reviewed
  - None
6. Adjourn – 9:26am