

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

September 13, 2024

ATTENDANCE: Present Were DRC Members:
Tali Fagenblat David McWilliams Laura Nash-Zwiebach
Greg Sands

Also Signed In:
Tracy Erickson Kim Baugh Mary Carter
Liza Alrick Jeff Thomas Kris Miller

1. Call to order – 9:02am
2. New Business
 - Frank/Wright – 75 Fremont Rd. – Preconstruction Outbuilding – Action Item 2024-9-1 – Tracy Erickson presented plans for the Frank/Wright residence requesting to get approval to build an outbuilding on their property before sale and before a full application review. Neighbor comments included concern about what the building was going to be used for and the precedent this would set for future applications. After discussion and amendment, and upon motion duly made by Laura Nash-Zwiebach and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is DENIED as presented.
 - Kleisinger – 26 Russell Trail – Patio, Landscaping – Action Item 2024-9-2 – Tracy Erickson presented plans for the Kleisingers to install a patio. Tracy mentioned that part of it is in the building setback. The DRC requested a survey to verify that none of the disturbed area or patio is on the neighbor’s property. After discussion and amendment, and upon motion duly made by Laura Nash-Zwiebach and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is APPROVED contingent on the survey to verify none of the disturbed area or patio is on the neighbors property.
 - Leonardo – 10 Fremont Rd. – Roofing – Action Item 2024-9-3 – Tracy Erickson presented plans for the Leonardos to install a new roof using Atlas Pinnacle Prestine shingles. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Tali Fagenblat, it was RESOLVED that the proposal be and hereby is APPROVED as presented.
3. Approval of Minutes
 - August 9, 2024 DRC Meeting Minutes – Action Item 2024-9-4 – After discussion and amendment, and upon motion duly made by David McWilliams and seconded by Greg Sands, it was RESOLVED that the August minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
 - Livran – 252 Gold Dust Dr. – As Built Changes to Approved Plans, Length of Construction – Informational Item – Tracy Erickson announced that a neighbor notified him that a heat pump/AC unit that was not installed in the location that was shown on the approved plans. The DRC discussed and requested that the Livran’s be asked to come in to meet with the DRC at the next scheduled meeting.
5. Staff Reviewed
 - None
6. Adjourn – 9:33am